

## 3 Bedroom Apartment for Sale in Nicosia District

- 3 Bedrooms
- 2 WC
- Internal Covered Area 112m2
- Covered Verandas 18.3m2
- Roof Garden 92.8m2
- En Suite Bathroom
- Guest WC
- Covered Parking
- Energy Efficiency "A"
- Photovoltaic Panels



### Property Info

Covered Area

**112**

Heating

**Central Heating, Yes**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **12674**

Property type **Apartment**

Condition **Brand New**

Bathrooms **3**

### Amenities

- Elevator

### Location

Region: **Nicosia**

Coordinates: **35.18234707359 / 33.396783978882**

## Price: €259 000 + VAT

VAT for this property is **€12,950** or **€49,210**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                                     |   |                 |             |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee<br>Price per SQM | <b>None</b><br><b>€2 313.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
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## Price change history

€259 000 on Jul 1, 2025

€229 000 on Oct 1, 2025

€259 000 on Jan 20, 2026



