

## 3 Bedroom Apartment for Sale in Nicosia District

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



### Property Info

Covered Area	<b>112</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>12674</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 313.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

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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



