

## 3 Bedroom Apartment for Sale in Nicosia District

- 3 bedrooms
- 2 W/C
- Internal Area 112.90m<sup>2</sup>
- Covered Veradas 31.59m<sup>2</sup>
- Uncovered Verandas 14.12m<sup>2</sup>
- Covered Parking
- Storage
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area **113**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **12780**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Storage room

### Location

Region: **Nicosia**  
 Coordinates: **35.118735513198 / 33.30987929883**

**Price: €253 000 + VAT**

VAT for this property is **€12,650** or **€48,070**. 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>€2 239.00/m<sup>2</sup></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>               |
| Phone: +35722344842 |             |            |                          |

**Price change history**

€253 000 on Jul 5, 2025













