

## 1 Bedroom Apartment for Sale in Nicosia District

### 1-Bedroom Apartment

This thoughtfully planned one-bedroom apartment is ideal for young professionals, couples, or investors. Upon entering, you're welcomed into a spacious open-plan living and dining area with access to a wide covered veranda — perfect for outdoor seating or an urban garden.

The kitchen is sleek and modern, with ample cabinet space and quality finishes. The bedroom offers both privacy and comfort, with large windows and built-in wardrobes. The bathroom is fitted with modern sanitary ware, and high-efficiency water systems are installed throughout.

Additional features include soundproofing between units, provision for A/C units, and smart layout...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>59</b>			Reference Number	<b>237911</b>
Total Number of Floors	<b>2</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
				Condition	<b>Under Construction</b>
				Construction Year	<b>2026</b>
				Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

Region: **Nicosia**

## Price: €120 000 + VAT

VAT for this property is **€6,000** or **€22,800**. 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 Price per SQM	<b>None</b> <b>€2 034.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€120 000 on Jul 11, 2025

