

## 2 Bedroom Apartment for Sale in Nicosia District

### 2-Bedroom Apartment

Spacious and adaptable, this apartment is well-suited for small families, roommates, or those working from home. It features a large open-plan living and dining area that connects seamlessly to a generous veranda — ideal for hosting guests or enjoying quiet evenings outside.

The kitchen is located at the heart of the home and features quality cabinetry, durable countertops, and optional breakfast bar seating. Both bedrooms are generously sized, with the master offering direct access to the veranda or an en-suite bathroom in select layouts. A second bathroom ensures practicality for guests or children.

Covered parking, a private storage room, and t...

Property Info		Plot / Area Info		Additional info	
				Reference Number	237913
Covered Area	91	Parking	Covered, Yes	Property type	Apartment
Floor Number	2			Condition	Under Construction
Total Number of Floors	2			Construction Year	2026
				Bathrooms	1
Amenities			Location		
• Parking			Region: Nicosia		

## Price: €185 000 + VAT

VAT for this property is **€9,250** or **€35,150**. 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>€2 033.00/m²</b>		

## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€185 000 on Jul 11, 2025

