

## 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

Covered Area	<b>91</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>237913</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: €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/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€185 000 on Jul 11, 2025

