

## 3 Bedroom Apartment for Sale in Nicosia District

### 3-Bedroom Apartment

The pinnacle of space and comfort within this development, the three-bedroom apartment is designed for families who need flexibility and style. It boasts a wide open-plan living and dining room, complete with large windows and access to a spacious veranda that functions as a true extension of the living space.

The kitchen is separated yet open to the social areas, allowing for both privacy and connection. A large master bedroom includes an en-suite bathroom and walk-in wardrobe or full-height wardrobes. Two additional bedrooms are perfectly sized for children, guests, or home office use, with a shared bathroom positioned conveniently between them.

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#### Property Info

Covered Area	<b>102</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>237915</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

Region: **Nicosia**

## Price: €198 000 + VAT

VAT for this property is **€9,900** or **€37,620**. 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>€1 941.00/m²</b>		

## 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>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€198 000 on Jul 11, 2025

