

## 1 Bedroom Apartment for Sale in Geri, Nicosia District

### 1-Bedroom Apartment

Designed for comfort and practicality, this apartment features an open-plan living, dining, and kitchen area that flows seamlessly onto a private covered veranda. The space is light-filled and welcoming, perfect for relaxing at home or entertaining guests.

The bedroom is generously sized, offering space for a double bed and wardrobe storage, with a modern bathroom nearby. Quality finishes throughout the apartment, together with private storage and covered parking, make this unit ideal for couples, first-time buyers, or investors seeking long-term returns.

| Property Info          | Plot / Area Info | Additional info   |
|------------------------|------------------|---|
| Covered Area           | <b>61</b>        | Reference Number <b>237965</b>  |
| Floor Number           | <b>3</b> Parking | Property type <b>Apartment</b>  |
| Total Number of Floors | <b>3</b>         | <b>Covered, Yes</b><br>Condition<br>Construction Year <b>2026</b><br>Bathrooms <b>1</b> |

### Amenities

- Parking

### Location

**Location:** Geri Region: **Nicosia**

## Price: €138 000 + VAT

VAT for this property is **€6,900** or **€26,220**. 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<br>Price per SQM | <b>None</b><br><b>€2 262.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€138 000 on Jul 16, 2025

