

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

1-Bedroom Apartment – Affordable Living with Practical Design

Ideal for singles, couples, or investors, this well-designed 1-bedroom apartment offers a compact yet highly functional living space. The bright open-plan kitchen and living area opens onto a private covered balcony, creating a comfortable indoor-outdoor flow. The bedroom is spacious, complete with fitted wardrobes, while the modern bathroom features elegant ceramic tiling and quality sanitary ware. Covered parking and a private storage space add to the practicality of this unit.

Perfect as a first home or for rental investment, especially given the easy highway access to central Nicosia.

### Property Info

### Plot / Area Info

Covered Area	<b>56</b>
Covered Veranda	<b>6</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>

### Additional info

Reference Number	<b>237974</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Nisou Region: **Nicosia**

## Price: €110 000 + VAT

VAT for this property is **€5,500** or **€20,900**. 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>~€1 900.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 964.00/m²</b>		

## Representative: MySpace

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## Price change history

€110 000 on Jul 16, 2025

