

## 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	Additional info
Covered Area	<b>58</b>	Reference Number <b>237976</b>
Covered Veranda	<b>8</b>	Property type <b>Apartment</b>
Floor Number	<b>2</b>	Bathrooms <b>1</b>
Total Number of Floors	<b>2</b>	
Amenities	Location	
	<b>Location:</b> Nisou Region: <b>Nicosia</b>	

## Price: €115 000 + VAT

VAT for this property is **€5,750** or **€21,850**. 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>~€2 025.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 983.00/m<sup>2</sup></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

€115 000 on Jul 16, 2025

