

## 3 Bedroom Apartment for Sale in Nicosia District

3-Bedroom Apartment – A Modern Family Home with Investment Potential

For families or those seeking more space, the 3-bedroom apartment provides expansive living in a convenient urban setting. The spacious open-plan living and dining area opens onto a large covered veranda, perfect for family meals or entertaining. The modern kitchen features durable countertops, ample cabinetry, and high-quality finishes.

The apartment offers three well-sized bedrooms, including a master suite with an en-suite bathroom (where available). A family bathroom and optional guest WC complete the layout, ensuring comfort and privacy for all residents.

Highlights:

Private covered park...

### Property Info

Covered Area	<b>118</b>
Covered Veranda	<b>18</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>238039</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: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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>€2 203.00/m²</b>		

## Representative: MySpace

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## Price change history

€260 000 on Jul 17, 2025

