

### 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 **118**  
 Covered Veranda **18**  
 Total Number of Floors **2**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **238039**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **2**

#### 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/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€260 000 on Jul 17, 2025

