

### 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		Plot / Area Info		Additional info	
Covered Area	122	Parking	Covered, Yes	Reference Number	238040
Covered Veranda	24			Property type	Apartment
Floor Number	1			Condition	Under Construction
Total Number of Floors	2			Construction Year	2026
				Bathrooms	2
Amenities		Location			
• Parking		Region: Nicosia			

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>€2 008.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€245 000 on Jul 17, 2025

