

### 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>122</b>
Covered Veranda	<b>24</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>238040</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: €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

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€245 000 on Jul 17, 2025

