

## 4 Bedroom Apartment for Sale in Nicosia District

- 4 Bedrooms
- 2 Bathrooms
- Internal area: 185 m<sup>2</sup>
- Covered Veranda: 29 m<sup>2</sup>
- Uncovered Veranda: 7 m<sup>2</sup>
- Spacious Bedrooms
- Energy Efficiency: Expected
- Air conditioning: Full A/C in all rooms
- Private Elevator
- Office
- Covered parking and gated driveway
- Storage room
- Fireplace
- Prime location- close to Stasikratous
- Title Deed



Property Info		Plot / Area Info		Additional info	
Covered Area	<b>185</b>			Reference Number	<b>13175</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
				Condition	<b>Pre-Owned</b>
				Bathrooms	<b>2</b>
				View	<b>City view</b>

Amenities		Location
• Guest WC		Region: <b>Nicosia</b> Coordinates: <b>35.163948 / 33.360138</b>

## Price: €490 000 + VAT

VAT for this property is **€37,478** or **€93,100**. 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 Price per SQM	<b>~€16 200.00</b> <b>€2 649.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€545 000 on Jul 30, 2025

€490 000 on Oct 8, 2025







