

## 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

Covered Area **185**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **13175**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**  
 View **City view**

### Amenities

- Guest WC

### Location

Region: **Nicosia**  
 Coordinates: **35.163948 / 33.360138**

## 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	<b>~€16 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 649.00/m<sup>2</sup></b>		

## 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







