

## 2 Bedroom Apartment for Sale in Nicosia District

- 2 Bedrooms
- 2 WC
- Internal Area 89.5m<sup>2</sup>
- Covered Veranda 50.23m<sup>2</sup>
- Uncovered Veranda 19.76m<sup>2</sup>
- Roof Garden 11m<sup>2</sup>
- En Suite Bathroom
- Guest WC
- Storage
- Covered Parking
- Energy Efficiency "A"



### Property Info

Covered Area **90**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **13585**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Guest WC

### Location

Region: **Nicosia**  
Coordinates: **35.127615 / 33.320135**

**Price: €295 000 + VAT**

VAT for this property is **€14,750** or **€56,050**. 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>€3 278.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

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**Price change history**

€295 000 on Aug 28, 2025







