

## 3 Bedroom Apartment for Sale in Geri, Nicosia District

For sale: Off-plan modern apartment with an internal area of 100 m<sup>2</sup>, offering a comfortable and stylish lifestyle. This spacious first-floor property is part of a two-story complex served by an elevator. The apartment features three bedrooms, two bathrooms, and large windows that invite plenty of natural light. X

Enjoy energy efficiency rated A and the comfort of underfloor heating throughout the home. The apartment will be delivered unfurnished, giving you the freedom to design your home according to your taste and needs. Ideal for families and professionals, the property's layout is both practical and elegant.

Located in Geri, a popular area known for its peaceful res...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>100</b>			Reference Number	<b>27637</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
				Bathrooms	<b>2</b>

Amenities	Location	
• Elevator	<b>Location:</b> Geri Coordinates: <b>35.11222934653 / 33.427655076118</b>	Region: <b>Nicosia</b>

## Price: €280 000 + VAT

VAT for this property is **€14,000** or **€53,200**. 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>None</b> <b>€2 800.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kazo Real Estate

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## Price change history

€280 000 on Aug 29, 2025





