


### 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. 

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

Covered Area **100**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **27637**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Elevator

#### Location

**Location:** Geri Region: **Nicosia**  
 Coordinates: **35.11222934653 / 33.427655076118**

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 800.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€280 000 on Aug 29, 2025





