

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

For sale: Modern off-plan apartment in the desirable area of Geri. This stylish residence offers 80 m<sup>2</sup> of thoughtfully designed internal space, featuring 2 comfortable bedrooms and 2 contemporary bathrooms. Situated on the first floor of a two-story building, the apartment is easily accessible by elevator, providing both convenience and security.



Enjoy the benefits of modern living with an A-rated energy efficiency and underfloor heating throughout the home. The apartment is offered unfurnished, allowing you to personalize each space to your taste. Construction is expected to be completed in 2027, making this a great opportunity to secure a brand-new property.

Geri is well-...

### Property Info

Covered Area  
Heating  
Air Conditioning

**80**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **27638**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Elevator

### Location

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

## Price: €205 000 + VAT

VAT for this property is **€10,250** or **€38,950**. 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>€2 563.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€205 000 on Aug 29, 2025







