

## 3 Bedroom Apartment for Sale in Nicosia District

- 3 bedrooms
- 2 W/C
- Internal Area 115m<sup>2</sup>
- Covered Verandas 25.80m<sup>2</sup>
- Uncovered Verandas 26.85m<sup>2</sup>
- Yard 91.40m<sup>2</sup>
- Covered Parking
- Storage
- Energy Efficiency "A"



Property Info		Plot / Area Info		Additional info	
Covered Area	<b>115</b>			Reference Number	<b>13642</b>
Heating	<b>Central 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			
• Garden		Region: <b>Nicosia</b> Coordinates: <b>35.119120515813 / 33.309251716799</b>			

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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>€2 391.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€270 000 on Sep 2, 2025

€275 000 on Jan 9, 2026



