

## 3 Bedroom Apartment for Sale in Nicosia District

- 3 bedrooms
- 3 W/C
- Internal Area 184m2
- Covered Verandas 75m2
- Covered Parking
- Underfloor Heating
- A/C
- Swimming Pool
- Storage
- Gym
- Energy Efficiency "A"



### Property Info

Covered Area **184**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**

### Additional info

Reference Number **10581**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Gym

### Location

Region: **Nicosia**  
 Coordinates: **35.166645598993 / 33.363191801127**

## Price: €1 400 000 + VAT

VAT for this property is **€106,217** or **€266,000**. 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>€7 609.00/m<sup>2</sup></b>		

## 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>			

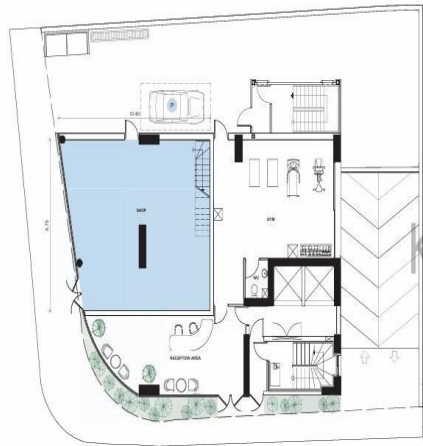
## Price change history

€1 400 000 on Sep 3, 2025

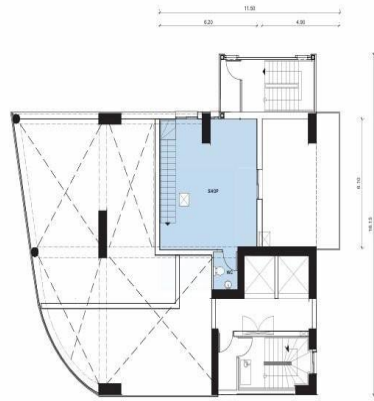








GROUND FLOOR PLAN  
SCALE 1/100



MIDDLE FLOOR PLAN  
SCALE 1/100



1st FLOOR PLAN  
SCALE 1/100



2nd-3rd FLOOR PLAN  
SCALE 1/100



4th-9th FLOOR PLAN  
SCALE 1/100



10th-11th FLOOR PLAN  
SCALE 1/100



12th FLOOR PLAN  
SCALE 1/100



13th FLOOR PLAN  
SCALE 1/100