

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 | 10819 |
| 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 | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €7 609.00/m² | | |

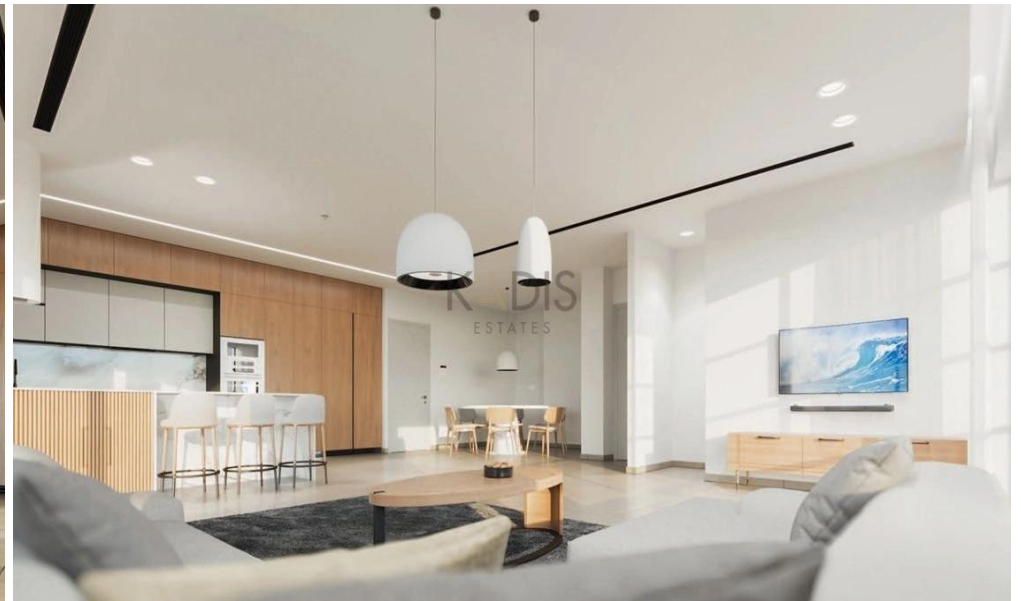
Representative: Kadis Estates

| | | | |
|---------------------|-------------|------------|--------------------------|
| Registration number | 506 | Email | info@kadis.com.cy |
| License number | 62/E | Legal name | N/A |
| Phone: +35722344842 | | | |

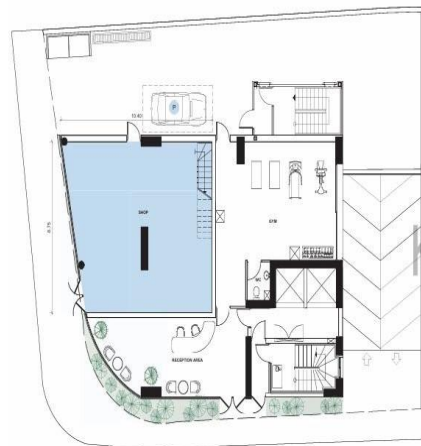
Price change history

€1 400 000 on Sep 3, 2025

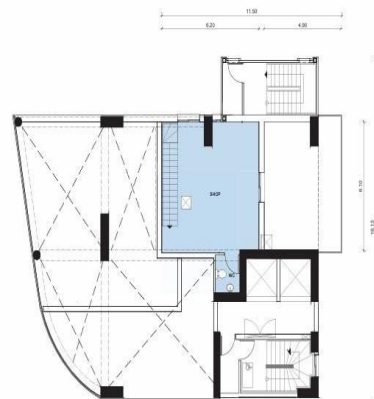








GROUND FLOOR PLAN
SCALE 1:100



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