

## 3 Bedroom Apartment for Sale in Nicosia District

- 3 bedrooms
- 3 W/C
- Internal Area 147m<sup>2</sup>
- Covered Verandas 37m<sup>2</sup>
- Covered Parking
- Underfloor Heating
- A/C
- Storage
- Gym
- Energy Efficiency "A"



### Property Info

Covered Area  
Heating  
Air Conditioning

**147**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **13725**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **3**

### Amenities

- Gym

### Location

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

**Price: €800 000 + VAT**

VAT for this property is **€40,000** or **€152,000**. 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>€5 442.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

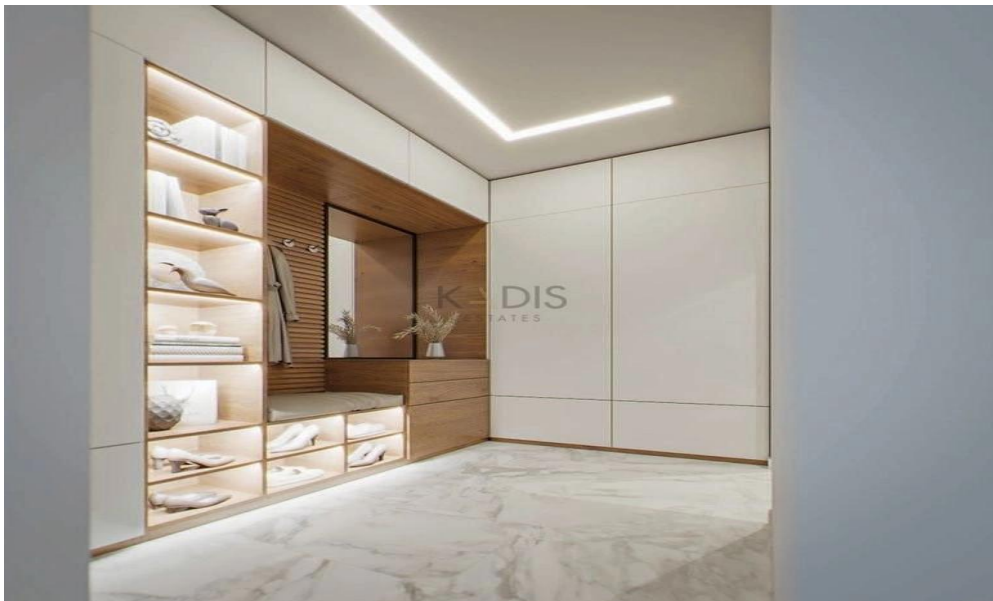
Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

**Price change history**

€800 000 on Sep 3, 2025

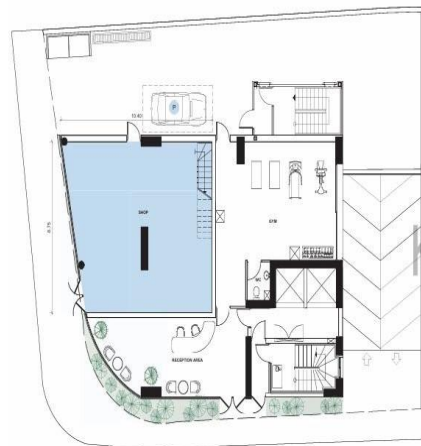




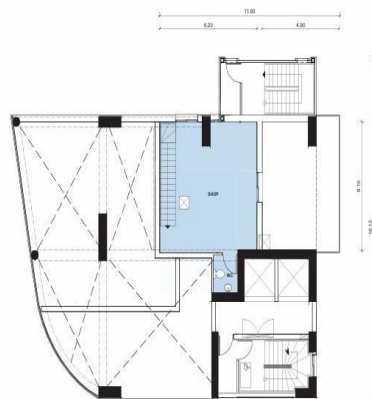








GROUND FLOOR PLAN  
SCALE 1:100



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