

## 2 Bedroom Apartment for Sale in Nicosia District

- 2 bedrooms
- 3 W/C
- Internal Area 79.20m<sup>2</sup>
- Covered Verandas 22.30m<sup>2</sup>
- Uncovered Verandas 105m<sup>2</sup>
- Covered Roof Garden 17m<sup>2</sup>
- Uncovered Roof Garden 93m<sup>2</sup>
- Covered Parking
- Storage
- Energy Efficiency "A"



### Property Info

Covered Area **79**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **14074**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Elevator

### Location

Region: **Nicosia**  
 Coordinates: **35.13460786402 / 33.314744963522**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>€4 051.00/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

€320 000 on Sep 19, 2025



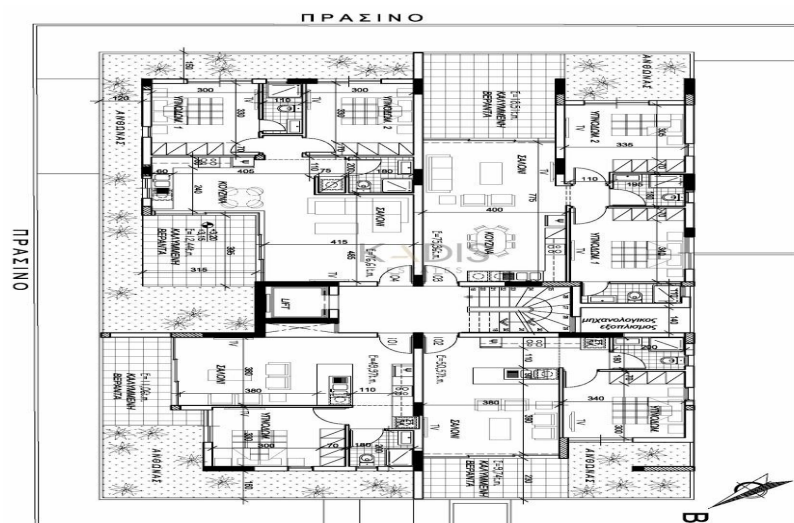




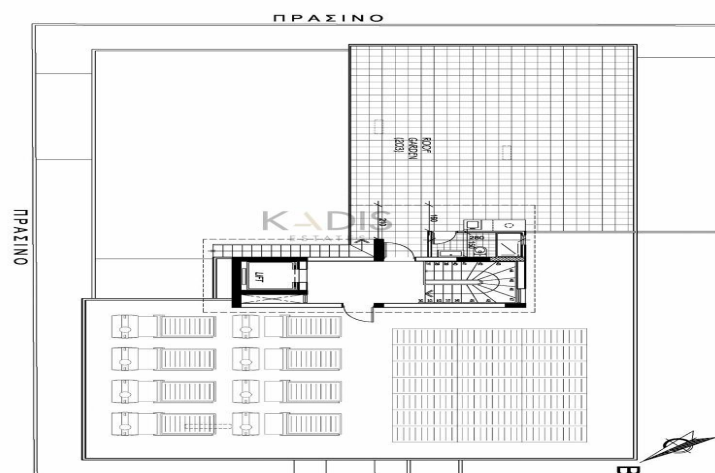




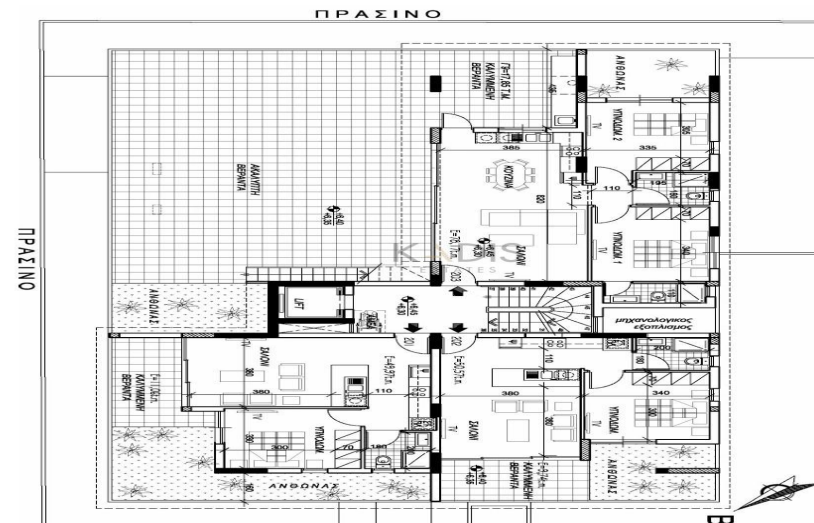
1<sup>ος</sup> ΟΡΟΦΟΣ



ΟΡΟΦΗ (ROOF GARDENS)



2<sup>ος</sup> ΟΡΟΦΟΣ



ΟΡΟΦΗ

