

## 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: <b>+35722344842</b>			

## Price change history

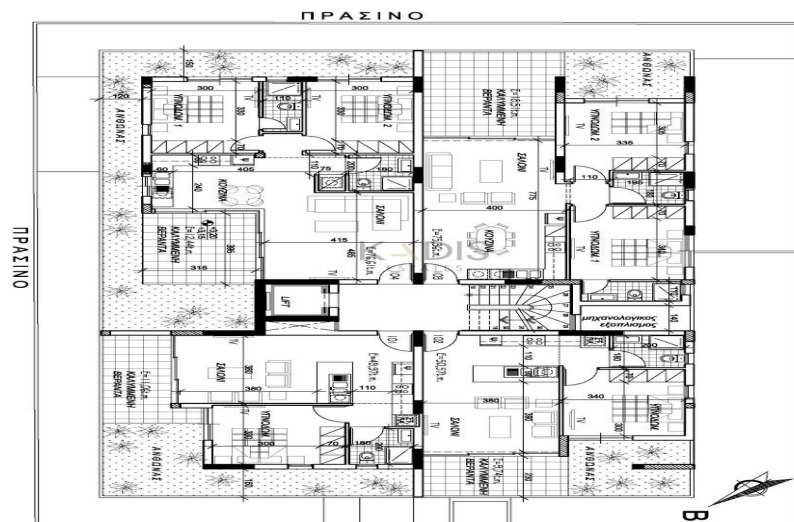
€320 000 on Sep 19, 2025



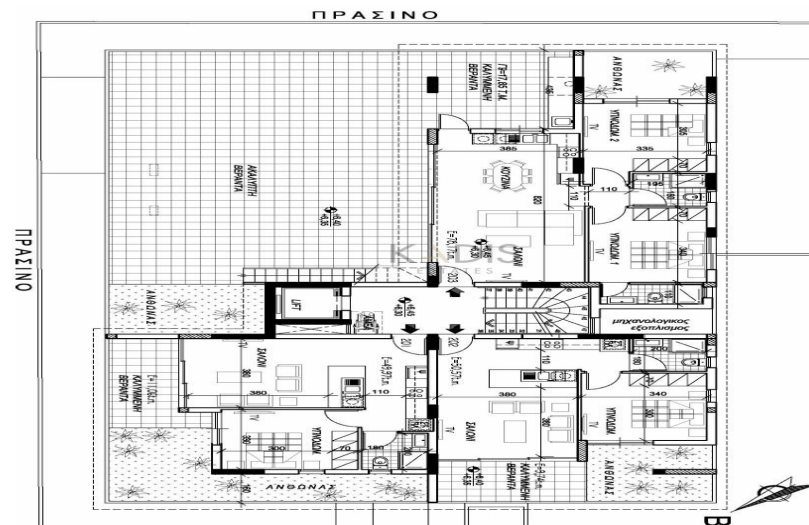




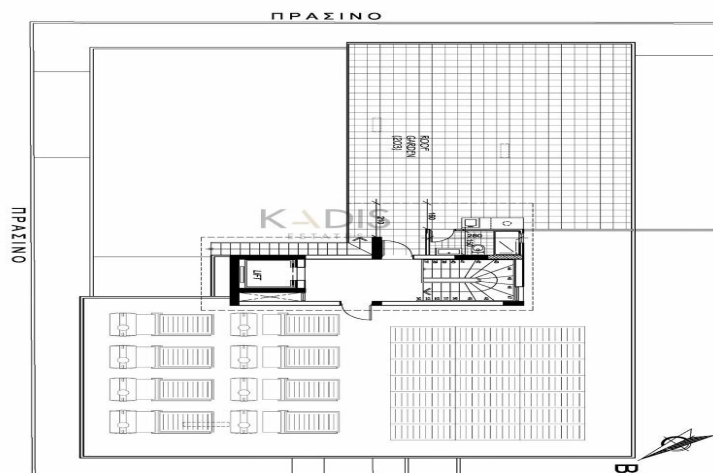
1<sup>ος</sup> ΟΡΟΦΟΣ



2<sup>ος</sup> ΟΡΟΦΟΣ



ΟΡΟΦΗ (ROOF GARDENS)



ΟΡΟΦΗ

