

3 Bedroom Apartment for Sale in Makedonitissa, Nicosia District

A new project is located in one of the most prime areas of Makedonitisa. Just five minutes from the University of Nicosia, the Mall of Engomi, and downtown Nicosia, residents enjoy easy access to entertainment options, shops, restaurants, major roads, and the town centre.

The project consists of 7 apartments.

Key Features

VRV A/C system
Underfloor heating
Gas boiler
Home automation
Motorized blinds
Burglar alarm
TV/SAT system
Italian kitchen
Parquet flooring
Video door phone
Photovoltaics

AVAILABILITY

Apartment 3rd floor

Internal area 139 sq.m.

Veranda 58 sq.m.

Completion date...

Property Info

Plot / Area Info

Additional info



Covered Area **139**
Heating **Yes**
Air Conditioning **Yes**

Amenities

- Roof Garden

Location

Location: Makedonitissa Region: **Nicosia**

www.index.cy - All Cyprus Real Estate

Reference Number **60004**
Property type **Apartment**
Condition **Under Construction**
Construction Year **2026**
Bathrooms **3**

Price: €556 000 + VAT

VAT for this property is **€27,800** or **€105,640**. 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	€4 000.00/m²		

Representative: 1st Class Homes

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Price change history

€556 000 on Sep 26, 2025





