

## 3 Bedroom Apartment for Sale in Nicosia District

- 3 bedrooms
- 3 W/C
- Internal Area 120m<sup>2</sup>
- Covered Verandas 36m<sup>2</sup>
- Roof Garden 76m<sup>2</sup>
- Covered Parking
- Storage
- Energy Efficiency "A"



### Property Info

### Plot / Area Info

### Additional info

Covered Area **120**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Parking **Covered, Yes**

Reference Number **14181**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

### Location

- Elevator

Region: **Nicosia**  
 Coordinates: **35.162959434425 / 33.372325281731**

## Price: €460 000 + VAT

VAT for this property is **€23,000** or **€87,400**. 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>€3 833.00/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

€430 000 on Sep 26, 2025

€450 000 on Dec 6, 2025

€460 000 on May 14, 2026





