


### 3 Bedroom Apartment for Sale in Nicosia District

This stunning three-bedroom apartment offers an exceptional blend of modern design, functionality, and comfort in a sought-after location on Newtonos Street, within Panagias Parish of Nicosia Municipality. 

The apartment features an open-plan living, dining, and kitchen area that opens onto a spacious covered terrace, perfect for relaxing or entertaining. It includes two bathrooms — a main bathroom and an en-suite shower in the master bedroom — ensuring comfort and privacy for all residents.

Designed with energy efficiency in mind, the apartment is equipped with a photovoltaic system and underfloor heating powered by a heat pump, providing an eco-friendly and cost-effecti...

#### Property Info

Covered Area	<b>114</b>
Covered Veranda	<b>18</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Heating	<b>Underfloor Heating, Yes</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>9300</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

Region: **Nicosia**  
 Coordinates: **35.180166203259 / 33.3850800944**

## Price: €248 000 + VAT

VAT for this property is **€12,400** or **€47,120**. 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>~€6 520.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 175.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€248 000 on Oct 8, 2025

