


### 3 Bedroom Apartment for Sale in Nicosia District

This elegant three-bedroom penthouse offers a perfect combination of luxury, comfort, and modern design in a prime location on Newtonos Street, Panagias Parish, within the Nicosia Municipality. 

The residence features a spacious open-plan layout that seamlessly connects the living room, dining area, and kitchen, creating a bright and welcoming atmosphere. Large sliding doors open to a generous covered terrace, ideal for relaxing or entertaining guests.

The penthouse includes two bathrooms — a main bathroom and an en-suite shower in the master bedroom — along with a guest toilet for added convenience. High-quality finishes and thoughtful design ensure both comfort and func...

#### Property Info

Covered Area	<b>135</b>
Covered Veranda	<b>30</b>
Floor Number	<b>4</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>9303</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

#### Amenities

- Roof Garden

#### Location

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

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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>~€7 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 037.00/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

€275 000 on Oct 8, 2025

