

## 3 Bedroom Apartment for Sale in Nicosia - Trypiotis

This 3-bedroom residence of 197 m² combines elegant design, 5-star comfort, and panoramic park views from its 30 m² veranda.



Each bedroom comes with a private ensuite bathroom, complemented by a guest washroom and a modern kitchen equipped for daily living. Fully furnished and serviced, the apartment is ready to welcome you with effortless sophistication.

Enjoy the comfort of a Klaus multiparking system, a café on the ground floor, and 24/7 concierge service, all within walking distance of the city centre, embassies, and business district.

Whether you're a busy professional or a family seeking refined urban living — this is the place whe...

### Property Info

Covered Area	<b>197</b>
Covered Veranda	<b>30</b>
Floor Number	<b>9</b>
Total Number of Floors	<b>21</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A+</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>12</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2019</b>
Bathrooms	<b>3</b>
View	<b>City view</b>
Complex	<b>Nicosia Central Park Residence</b>
Developer	<b>Marfields Group</b>

### Amenities

### Location

- Air Conditioning
- Alarm
- Balcony
- Elevator
- Guest WC
- Gym
- Heating
- Parking
- Spa/Sauna

**Location:** Nicosia - Trypiotis      Region: **Nicosia**

Coordinates: **35.16698 / 33.3551**



## Price: €931 000 + VAT

VAT for this property is **€77,646** or **€176,890**. 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>~€33 840.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€4 726.00/m²</b>		

## Representative: Marfields Group

Registration number	<b>N/A</b>	Email	<b>sales@marfields.com</b>
License number	<b>N/A</b>	Legal name	<b>MARFIELDS ENTERPRISES LIMITED</b>
Phone: +35794204802			

## Price change history

€931 000 on Oct 8, 2025













