


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

Plot / Area Info

Parking	Covered, Yes
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Additional info

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

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	Excluded	Title transfer fee	~€33 840.00	Common expenses	None
Title deed	Has Title	Price per SQM	€4 726.00/m²		

Representative: Marfields Group

Registration number	N/A	Email	sales@marfields.com
License number	N/A	Legal name	MARFIELDS ENTERPRISES LIMITED
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Price change history

€931 000 on Oct 8, 2025







