

## 3 Bedroom Apartment for Sale in Nicosia - Trypiotis

This 3-bedroom residence of 197 m<sup>2</sup> combines elegant design, 5-star comfort, and panoramic park views from its 30 m<sup>2</sup> 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		Plot / Area Info		Additional info		
Covered Area Covered Veranda Floor Number Total Number of Floors Furnishing Energy Efficiency Heating Air Conditioning	197 30 9 21 Furnished A+ Underfloor Heating, Yes All rooms, Yes	Parking	Covered, Yes	Reference Number Property type Condition Construction Year Bathrooms View Complex Developer	12 Apartment Pre-Owned 2019 3 City view Nicosia Central Park Residence Marfields Group	
				•	•	

Amenities Location



- 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 <b>840.00</b>	Camana ava ana	None
Title deed	Has Title	Price per SOM	€4 726.00/m <sup>2</sup>	Common expenses	None

## **Representative: Marfields Group**

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

Phone: **+35794204802** 

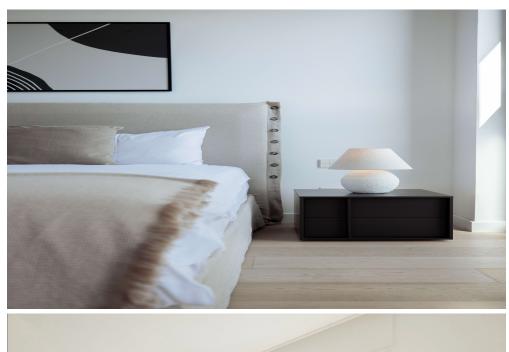
## **Price change history**

€931 000 on Oct 8, 2025



















6/7





