

## 3 Bedroom Apartment for Sale in Nicosia - Trypiotis

### Property Overview



Discover urban elegance in this stunning 3-bedroom apartment located at Evagorou Avenue 25, Nicosia. Spanning an impressive 197 m<sup>2</sup>, this exquisite residence combines sophisticated design with modern comforts, and is situated on the 9th floor of a 21-story building, offering captivating city views from its spacious 30 m<sup>2</sup> covered veranda.

### Key Features and Design

Step into a world of luxury as you enter this beautifully furnished apartment. Each of the three bedrooms features a private ensuite bathroom, ensuring convenience and privacy for all residents. The apartment also includes a well-appointed guest washroom and a modern kitchen, perfectly de...

#### 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>
Floor Type	<b>Ceramic</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/m<sup>2</sup></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: <b>+35794204802</b>			

## Price change history

€931 000 on Oct 8, 2025







