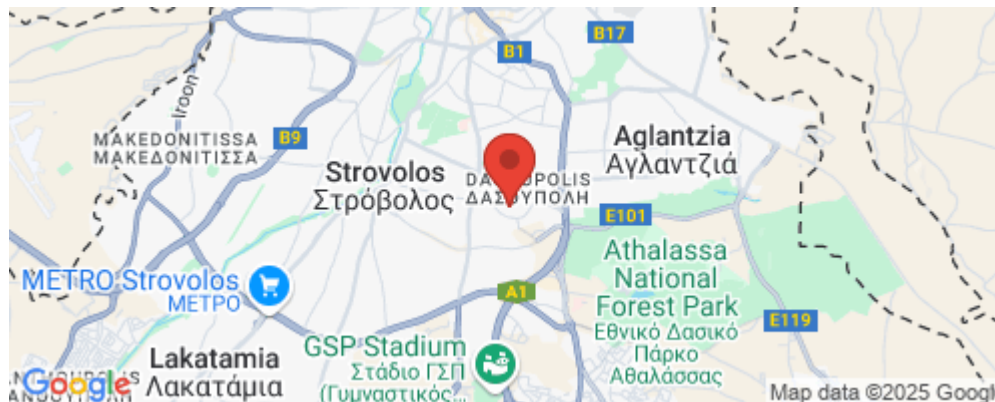


## 3 Bedroom Apartment for Sale in Nicosia - Acropolis

Reference ID: #SA30726 Price details: €625,000 +VAT Project is located in a quiet residential area in the heart of Nicosia, in close vicinity to range of amenities including some of the top private primary and senior English language schools in the area, restaurants, coffee shops, leading private medical clinics and hospitals, supermarkets and banks. The project is located at the centre of what is a convenient, easy to access road network leading into and out of Nicosia, making this an location for young professionals, students and families. Project is comprised of 3 gated five-storey residential buildings, each building consisting of nine apartment...



### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>161</b>            |
| Covered Veranda   | <b>96</b>             |
| Uncovered Veranda | <b>109</b>            |
| Furnishing        | <b>Unfurnished</b>    |
| Energy Efficiency | <b>N/A</b>            |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA30726</b>            |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2023</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

- Storage room

### Location

**Location:** Nicosia - Acropolis  
Coordinates: **35.140647221178 / 33.365238129988**

Region: **Nicosia**

## Price: €625 000 + VAT

VAT for this property is **€37,228** or **€118,750**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 882.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€625 000 on Oct 19, 2023

