

### 3 Bedroom Apartment for Sale in Nicosia - City Center

Reference ID: #SA30723 Price details: €905,000 +VAT Project is located in a quiet residential area of Nicosia district, approximately 650m from Nicosia City centre, near the Hilton hotel. Within walking distance from Alsos park, the project is perfectly situated in close vicinity to a variety of restaurants, coffee shops, hotels and banks. The building is comprised of nine apartments across seven floors, the first three levels consist of two apartments each, one 2-bedroom and one 3-bedroom apartment. Floor four to six consist of one whole 3-bedroom apartment each, which can be converted into four bedrooms if needed. The sixth floor penthouse enjoys exclusive access to a private roof garden o...



#### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>245</b>            |
| Covered Veranda   | <b>90</b>             |
| Furnishing        | <b>Unfurnished</b>    |
| Energy Efficiency | <b>N/A</b>            |
| Air Conditioning  | <b>All rooms, Yes</b> |

#### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>No</b>           |
| Parking | <b>Covered, Yes</b> |

#### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>SA30723</b>   |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2023</b>      |
| Bathrooms         | <b>2</b>         |

#### Amenities

- Storage room

#### Location

**Location:** Nicosia - City Center      Region: **Nicosia**  
**Coordinates:** **35.160200308569 / 33.369511538744**

## Price: €905 000 + VAT

VAT for this property is **€94,379** or **€171,950**. 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>€3 694.00/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

€905 000 on Oct 19, 2023

