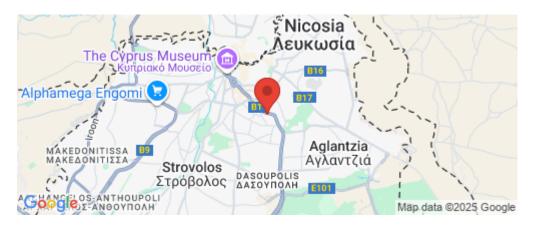


### 3 Bedroom Apartment for Sale in Nicosia - City Center

Reference ID: #SA30722Price details: €775,000 +VATProject 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 vicity to a avariety of restaurants, coffee shops, hotels and banks. The building is comprised of nine apartments acroos seven floors, the first three levels consist of two apartments each, one 2-bedroom and one 3-bedroom apartment. Floor four to six consist if one whole 3-bedroom apartment each, which can be converted into four bedroom if needed. The sixth floor penthouse enjoys exclusive access to a private roof garden o...



Property Info		Plot / Area Info		Additional info	
Covered Area	253	Dool	No Covered, Yes	Reference Number	SA30722
Covered Veranda	60			Property type	<b>Apartment</b>
Furnishing	Unfurnished	Pool		Condition	<b>Brand New</b>
Energy Efficiency	N/A	Parking		Construction Year	2023
Air Conditioning	No			Bathrooms	2

#### **Amenities**

#### Location

• Storage room

**Location:** Nicosia - City Center Region: **Nicosia** 

Coordinates: 35.160200308569 / 33.369511538744



**Price: €775 000 + VAT** 

VAT for this property is **€82,922** or **€147,250**. 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	None		None
		Price per SOM	€3 063.00/m <sup>2</sup>	Common expenses	None

## **Representative: Smart Assets**

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

Phone: **+35777000111** 

# **Price change history**

€775 000 on Oct 19, 2023







