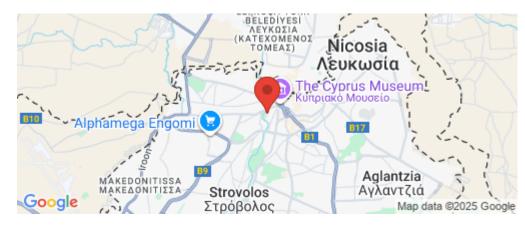


## 4 Bedroom Apartment for Sale in Nicosia - Agios Andreas

Reference ID: #SA30711Price details: €1,030,000 +VATThis luxury residential complex consists of villas and apartments that cover the highend and qualitative market needs for larger residential units, in the heart of the Nicosia city centre, along the Pedieos River and adjacent to the Nicosia Linear Park.Grade A Energy Efficiency certificatePhoto-voltaic panels for each villa and apartment and communal areasFalse Ceilings with Dali Lighting installed.VRV Air conditioning will be installed in all rooms.Floor central heating will be installed with a heat pump system.Arclinea Kitchen, High height ceilingsBranded luxury materials for ceramics, sanitary and woodwork.Floor to ceiling double g...



| Property Info     |                      | Plot / Area Info |                             | Additional info   |                           |
|-------------------|----------------------|------------------|-----------------------------|-------------------|---------------------------|
| Covered Area      | 300                  |                  | Common, Yes<br>Covered, Yes | Reference Number  | SA30711                   |
| Furnishing        | Unfurnished          | Pool<br>Parking  |                             | Property type     | Apartment                 |
| Energy Efficiency | N/A                  |                  |                             | Condition         | <b>Under Construction</b> |
| Heating           | Central Heating, Yes |                  |                             | Construction Year | 2024                      |
| Air Conditioning  | No                   |                  |                             | Bathrooms         | 4                         |

Amenities Location

**Location:** Nicosia - Agios Andreas Region: **Nicosia** 

Coordinates: 35.168926574368 / 33.351447076731



Price: €1 030 000 + VAT

VAT for this property is €123,600 or €195,700. 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 |
|-----|----------|--------------------|--------------|-----------------|------|
|     |          | Price per SOM      | €3 433.00/m² | 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**

€950 000 on Oct 19, 2023 €1 030 000 on Jan 5, 2024

















