

## 2 Bedroom Apartment for Sale in Nicosia District

- 2 bedrooms
- 2 W/C
- Internal Area 87.52m<sup>2</sup>
- Covered Verandas 23.55m<sup>2</sup>
- Covered Parking
- Storage
- Energy Efficiency "A"



### Property Info

Covered Area  
Heating  
Air Conditioning

**88**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **14394**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Elevator

### Location

Region: **Nicosia**  
Coordinates: **35.171406828896 / 33.386611141042**

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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.

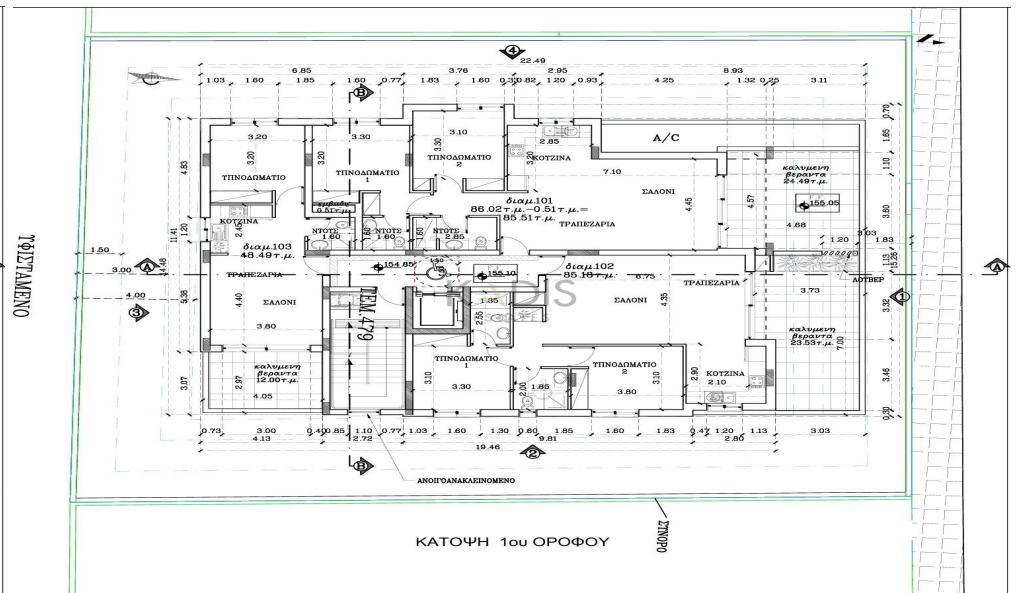
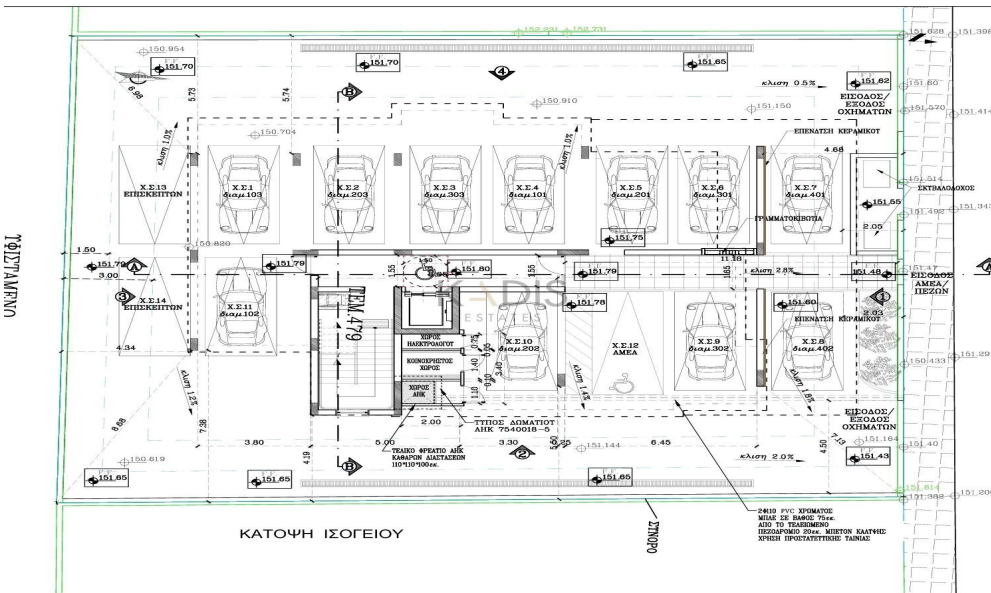
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 125.00/m<sup>2</sup></b>		

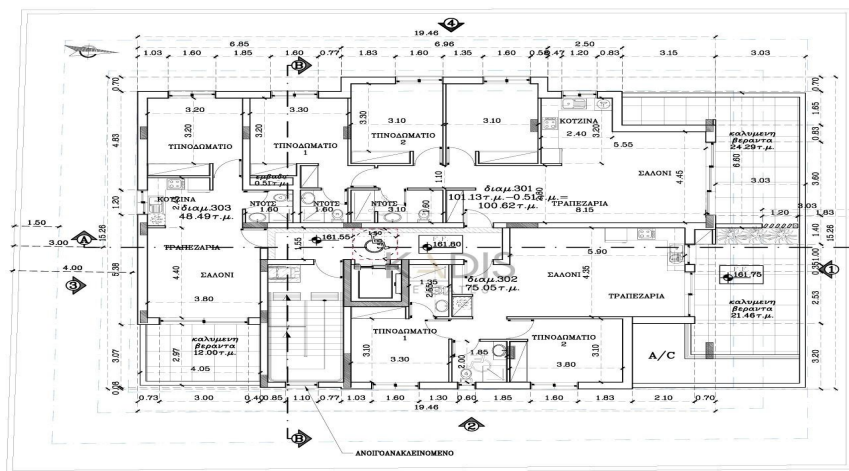
## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

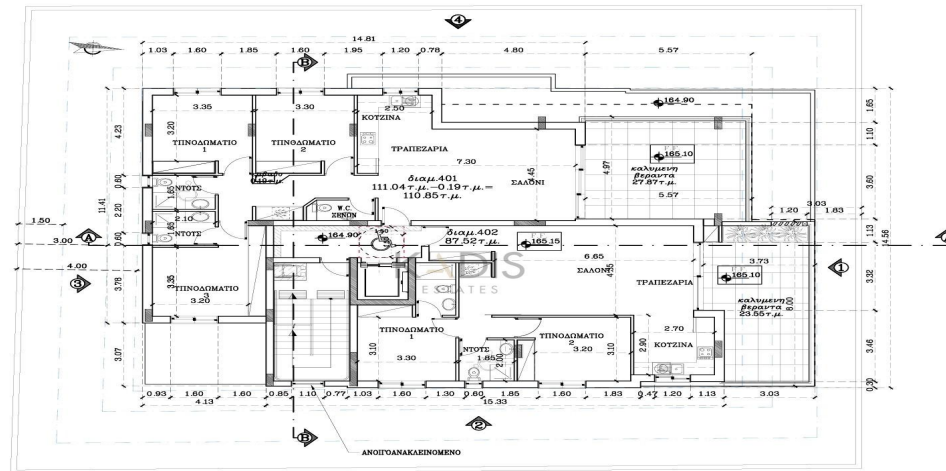
## Price change history

€245 000 on Oct 10, 2025  
 €275 000 on Mar 28, 2026

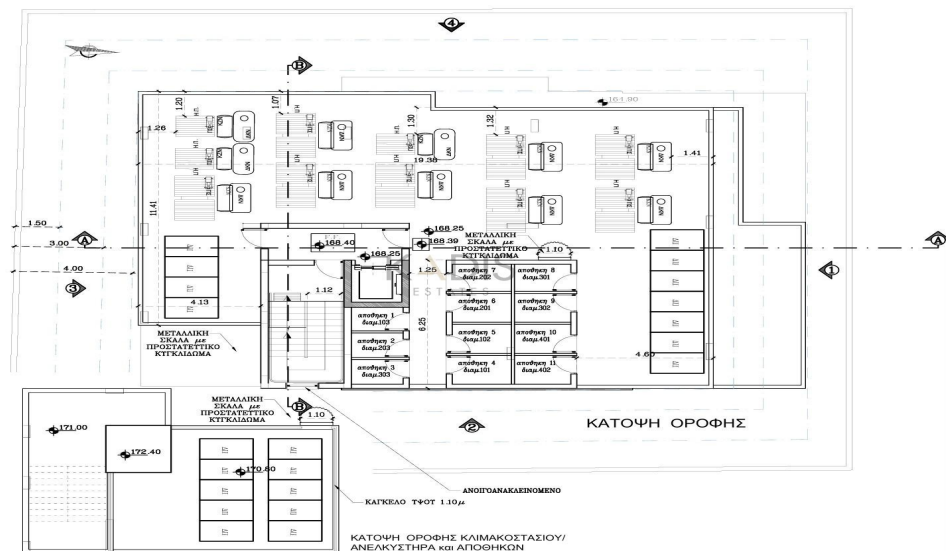




ΚΑΤΟΨΗ 3ου ΟΡΟΦΟΥ



ΚΑΤΟΨΗ 4ου ΟΡΟΦΟΥ



ΚΑΤΟΨΗ ΟΡΟΦΗΣ

ΚΑΤΟΨΗ ΟΡΟΦΗΣ ΚΑΙΜΑΚΟΣΤΑΣΙΟΥ/  
ΑΠΕΛΕΥΣΤΗΡΑ και ΑΓΚΥΡΗΚΩΝ