

## 3 Bedroom Apartment for Sale in Nicosia District

- 3 bedrooms
- 2 W/C
- Internal Areas 111.50m<sup>2</sup>
- Covered Verandas 36.6m<sup>2</sup>
- Covered Parking
- A/C
- Photovoltaic Panels
- Storage
- Energy Efficiency "A"



### Property Info

Covered Area  
Air Conditioning

**112**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**14409**  
**Apartment**  
**Brand New**  
**2**

### Amenities

- Elevator

### Location

Region: **Nicosia**  
Coordinates: **35.121986968505 / 33.31526993329**

**Price: €245 000 + VAT**

VAT for this property is **€12,250** or **€46,550**. 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>€2 188.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

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**Price change history**

€240 000 on Oct 10, 2025

€245 000 on Jan 8, 2026



