

## 3 Bedroom Apartment for Sale in Nicosia District

- 3 bedrooms
- 2 W/C
- Internal Area 120m<sup>2</sup>
- Covered Verandas 28m<sup>2</sup>
- Covered Parking
- A/C
- Underfloor Heating
- Electric Shutters
- Photovoltaic Panels
- Storage
- Energy Efficiency "A"



### Property Info

Covered Area **120**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **14539**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Elevator

### Location

Region: **Nicosia**  
 Coordinates: **35.158240570171 / 33.366445451296**

## Price: €435 000 + VAT

VAT for this property is **€21,750** or **€82,650**. 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>€3 625.00/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

€435 000 on Oct 16, 2025





GROUND FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



**FOURTH FLOOR**



**FIFTH FLOOR**



**SIXTH FLOOR**