

## 2 Bedroom Apartment for Sale in Nicosia District

- 2 bedrooms
- 2 W/C
- Internal Area 80m2
- Covered Verandas 20m2
- Covered Parking
- Storage
- Energy Efficiency "A"



| Property Info    |                       | Plot / Area Info                                      |                     | Additional info  |                  |
|------------------|-----------------------|---|---------------------|------------------|------------------|
| Covered Area     | <b>80</b>             | Parking   | <b>Covered, Yes</b> | Reference Number | <b>14646</b>     |
| Air Conditioning | <b>All rooms, Yes</b> |   |                     | Property type    | <b>Apartment</b> |
|                  |                       |   |                     | Condition        | <b>Brand New</b> |
|                  |                       |   |                     | Bathrooms        | <b>2</b>         |
| Amenities        |                       | Location  |                     |                  |                  |
| • Elevator       |                       | Region: <b>Nicosia</b>                                |                     |                  |                  |
|                  |                       | Coordinates: <b>35.106823599408 / 33.311438373511</b> |                     |                  |                  |

## Price: €175 000 + VAT

VAT for this property is **€8,750** or **€33,250**. 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<br>Price per SQM | <b>None</b><br><b>€2 188.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

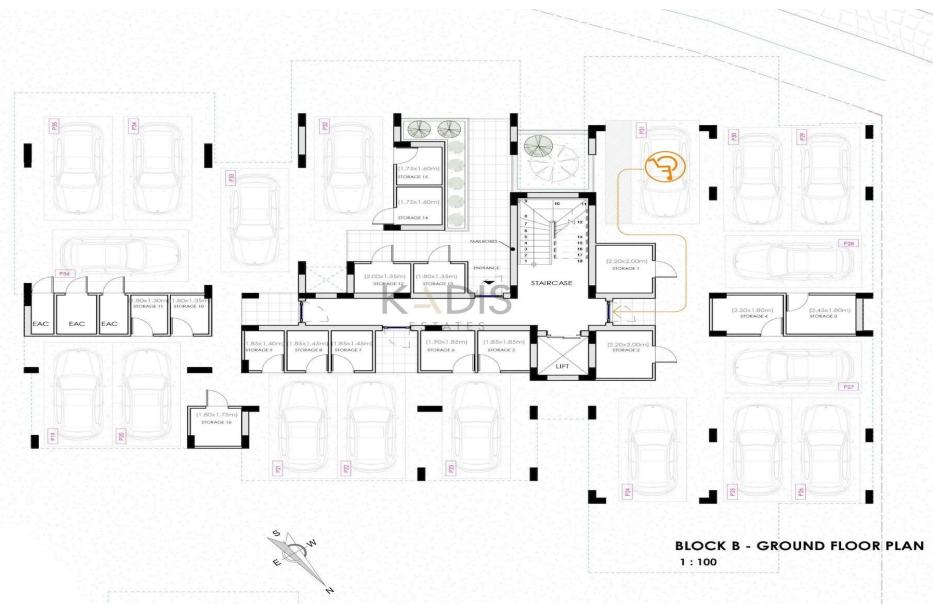
## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| 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

€175 000 on Oct 22, 2025





BLOCK B - SECOND FLOOR PLAN  
1 : 100



BLOCK B - THIRD FLOOR PLAN  
1 : 100

