

## 2 Bedroom Apartment for Sale in Nicosia - Kaimakli

Conveniently located just 200 meters from Pallouriotissa High School, this property offers comfortable living in a well-connected residential area of Nicosia.

The apartment provides a practical layout with two bedrooms, a bright living area, and a functional kitchen, making it ideal for families, professionals, or investors.

An added advantage is that the property falls within the state subsidy zone for border areas, offering potential financial benefits for eligible buyers.

A great opportunity for those seeking an affordable home or investment in a central and accessible part of Nicosia.

### Property Info

Covered Area **80**  
 Floor Number **1**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **240550**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Nicosia - Kaimakli Region: **Nicosia**

## Price: €185 000 + VAT

VAT for this property is **€9,250** or **€35,150**. 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>€2 313.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€185 000 on Nov 8, 2025

