

### 3 Bedroom Apartment for Sale in Agioi Omologites, Nicosia District

#### 3-Bedroom Apartments

The 3-bedroom apartments embody spacious modern living, offering both comfort and sophistication for families and professionals who value elegance and functionality.

Generous open-plan interiors connect the living, dining, and kitchen spaces, creating a warm and inviting atmosphere enhanced by large windows and natural light.

Expansive covered verandas extend the living area outdoors, ideal for entertaining or quiet relaxation.

The master suite features an en-suite bathroom and extensive wardrobe space, while the two additional bedrooms provide flexibility for family, guests, or a home office.

A second bathroom and guest WC ensure everyda...

#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>193</b> |
| Covered Veranda        | <b>55</b>  |
| Floor Number           | <b>4</b>   |
| Total Number of Floors | <b>5</b>   |

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>240608</b>    |
| Property type     | <b>Apartment</b> |
| Construction Year | <b>2026</b>      |
| Bathrooms         | <b>3</b>         |

#### Amenities

- Parking

#### Location

**Location:** Agioi Omologites Region: **Nicosia**

## Price: €523 000 + VAT

VAT for this property is **€42,463** or **€99,370**. 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>~€17 520.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 710.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

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

## Price change history

€523 000 on Nov 11, 2025

