

## 3 Bedroom Apartment for Sale in Nicosia District

### 3-Bedroom Apartment

The 3-bedroom apartment deliver an exceptional living experience for families or individuals who value space, sophistication, and high-end design. Expansive interiors offer distinct living, dining, and relaxation areas, all enhanced by floor-to-ceiling glass that frames spectacular views of Nicosia’s skyline and the surrounding landscape.

The master suite serves as a private sanctuary with its own luxurious bathroom and ample wardrobe space, while the additional bedrooms offer versatility for children, guests, or a home office.

High-quality finishes, premium flooring, and contemporary lighting create a warm and elegant environment throughout....

#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>165</b> |
| Covered Veranda        | <b>30</b>  |
| Total Number of Floors | <b>21</b>  |

#### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

#### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>240730</b>    |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2019</b>      |
| Bathrooms         | <b>2</b>         |

#### Amenities

- Parking

#### Location

Region: **Nicosia**

**Price: €1 121 000 + VAT**

VAT for this property is **€70,317** or **€212,990**. 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>~€41 440.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 794.00/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**

€1 121 000 on Nov 19, 2025

