

## 3 Bedroom Apartment for Sale in Nicosia - Agios Andreas

- 3 Bedrooms
- 3 W/C
- Internal Area 117m<sup>2</sup>
- Covered Veranda 32m<sup>2</sup>
- Parking
- Thermal Insulation
- Underfloor Heating
- Storage
- Solar Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area  
Heating  
Air Conditioning

**117**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **15712**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **3**

### Amenities

- Elevator

### Location

**Location:** Nicosia - Agios Andreas  
Coordinates: **35.17442619097 / 33.348905480944**

Region: **Nicosia**

## Price: €434 000 + VAT

VAT for this property is **€21,700** or **€82,460**. 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>€3 709.00/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

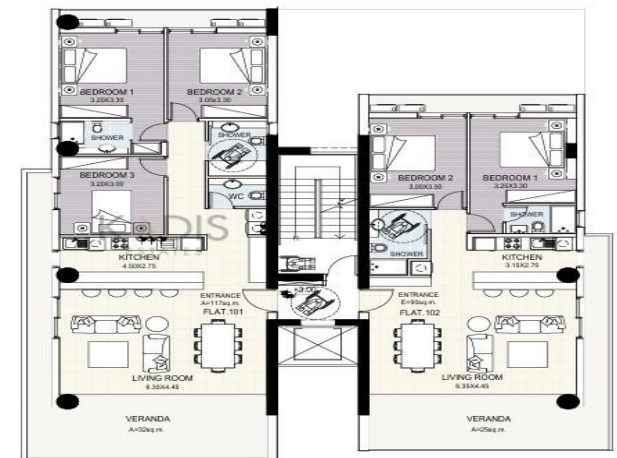
€415 000 on Dec 11, 2025

€434 000 on Feb 5, 2026

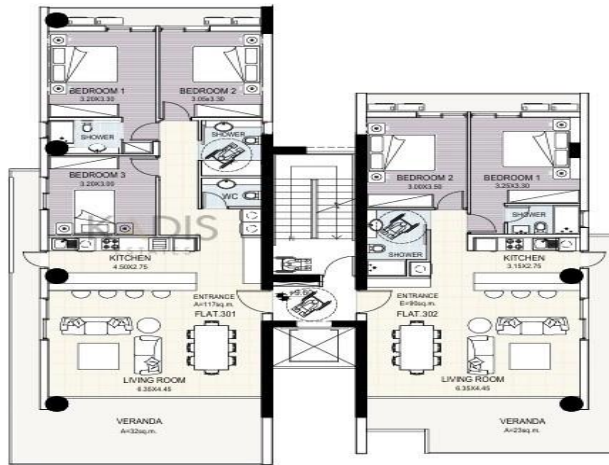




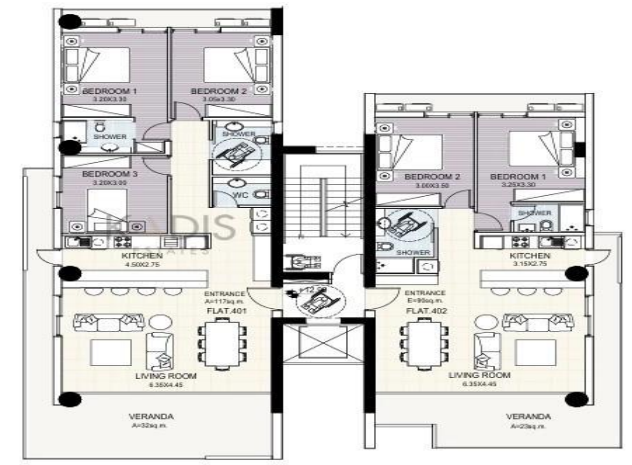
GROUND FLOOR PLAN



1st FLOOR PLAN



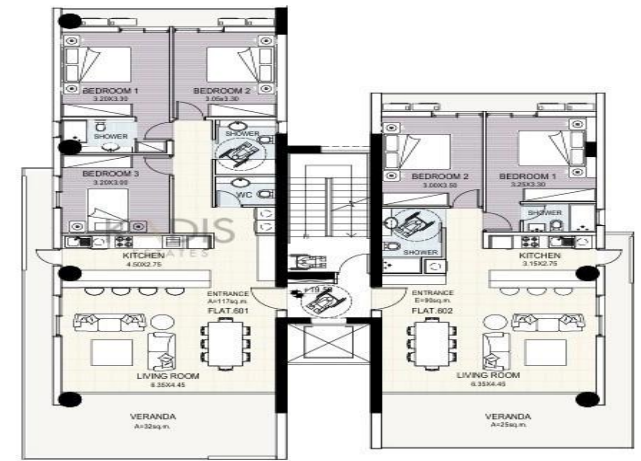
3rd FLOOR PLAN



4th FLOOR PLAN



5th FLOOR PLAN



6th FLOOR PLAN