

## 3 Bedroom Apartment for Sale in Nicosia District

### 3 Bedroom Apartment

The 3-bedroom apartments are ideal for families or residents seeking additional space and flexibility. Designed for long-term living, the layout offers generous interiors with a clear separation between living and private areas.

The open-plan living space provides comfort and functionality, while the three bedrooms offer ample room for family life, guests, or work-from-home needs.

#### Key Features

Spacious 3-bedroom layout

Bright open-plan living area

Comfortable family-oriented design

Renovated interiors

Ideal for permanent residence or investment

#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>114</b> |
| Covered Veranda        | <b>9</b>   |
| Uncovered Veranda      | <b>14</b>  |
| Total Number of Floors | <b>3</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>234804</b>    |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

#### Amenities

- Parking

#### Location

Region: **Nicosia**

## Price: €303 000 + VAT

VAT for this property is **€15,150** or **€57,570**. 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>€2 658.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |  |

## Price change history

€303 000 on Dec 17, 2025

