

## 1 Bedroom Apartment for Sale in Nicosia District

This elegant one-bedroom apartment is located in one of the capital's most prestigious areas, close to shops, schools, public parks, universities, and a wide range of local amenities, offering exceptional convenience.

The apartment forms part of a modern residential building with tasteful design and luxury features. High-quality finishes are used throughout, while underfloor heating with water pipes is installed in all internal, private, and communal areas, ensuring year-round comfort.

Residents benefit from secure parking with electric gate access, providing enhanced safety and peace of mind. This apartment is an excellent choice for comfortable urban living or investment...

### Property Info

Covered Area **87**

Covered Veranda **20**

Floor Number **2**

Total Number of Floors **5**

Energy Efficiency **A**

Heating **Underfloor Heating, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **10946**

Property type **Apartment**

Condition **Under Construction**

Bathrooms **1**

### Amenities

- Parking

### Location

Region: **Nicosia**

Coordinates: **35.15432817 / 33.37291356**

## Price: €199 000 + VAT

VAT for this property is **€9,950** or **€37,810**. 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 Price per SQM	<b>None</b> <b>€2 287.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

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## Price change history

€199 000 on Dec 19, 2025



