

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 | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €2 287.00/m² | | |

Representative: RealDeal Estates

| | | | |
|--|--------------|------------|--|
| Registration number | 1311 | Email | info@realdeal.cy |
| License number | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |
| Phone: +35725255505, +35794001333 | | | |

Price change history

€199 000 on Dec 19, 2025



