


## 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	<b>87</b>
Covered Veranda	<b>20</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>10946</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>1</b>

### 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 287.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€199 000 on Dec 19, 2025





