


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

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Price change history

€199 000 on Dec 19, 2025



