

## 3 Bedroom Apartment for Sale in Nicosia District

- 3 bedrooms
- 2 W/C
- Internal Area 118m<sup>2</sup>
- Covered Verandas 26m<sup>2</sup>
- Covered Parking
- Storage
- Energy Efficiency "A"
- Photovoltaic Panels



### Property Info

Covered Area  
Heating  
Air Conditioning

**118**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **16231**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Elevator

### Location

Region: **Nicosia**  
Coordinates: **35.116938810271 / 33.310663776369**

**Price: €275 000 + VAT**

VAT for this property is **€13,750** or **€52,250**. 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>€2 331.00/m²</b>		

**Representative: Kadis Estates**

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**Price change history**

€275 000 on Jan 13, 2026



