

## 1 Bedroom Apartment for Sale in Nicosia - Kaimakli

This contemporary 1-bedroom apartment offers efficient and comfortable urban living in the well-connected area of Kaimakli. Set within an exclusive low-density residential building, it is ideal for professionals, couples, or investors seeking a modern home with strong long-term value.

The apartment features an open-plan kitchen and living area that creates a bright and welcoming interior, complemented by a spacious veranda for outdoor relaxation. High-quality construction materials, modern plumbing, and advanced thermal insulation ensure durability, comfort, and energy efficiency. A photovoltaic system further reduces energy costs, while private parking and a dedicated storage room...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>62</b> |
| Covered Veranda        | <b>9</b>  |
| Floor Number           | <b>3</b>  |
| Total Number of Floors | <b>4</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>241679</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2027</b>               |
| Bathrooms         | <b>1</b>                  |

### Amenities

- Parking

### Location

**Location:** Nicosia - Kaimakli Region: **Nicosia**

## Price: €152 000 + VAT

VAT for this property is **€7,600** or **€28,880**. 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>€2 452.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€152 000 on Jan 20, 2026

