

## 2 Bedroom Apartment for Sale

For sale 2 bedroom apartment in a residential complex under construction in Makedonitissa, Nicosia. Apartment on the 1st floor in an exclusive private building consisting of only 6 apartments on 2 floors. Excellent location close to universities and all necessary infrastructure. The apartment has an open plan living room with a covered veranda. The master bedroom includes a bathroom as well as another bathroom. The total area is 102 m2, the internal area is 83 m2, the covered veranda is 19 m2. There is a storage room and a covered parking. Photovoltaic panels, preparation for air conditioning, solar water heater and double glazing.

### Property Info

Covered Area	<b>102</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>195159</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Price: €225 000 + VAT**

VAT for this property is **€11,250** or **€42,750**. 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>€2 206.00/m<sup>2</sup></b>		

**Representative: DOM Real Estate**

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**Price change history**

€225 000 on Jan 31, 2026



