

## 3 Bedroom Apartment for Sale in Agioi Omologites, Nicosia District

Set in a peaceful neighbourhood at the centre of Nicosia, this contemporary residential project delivers an ideal balance between urban energy and everyday serenity. Within easy walking distance of the city's most iconic landmarks — including Eleftheria Square, the historic Walled City, the Municipal Theatre, and the former GSP Park — residents enjoy immediate access to the capital's cultural, social, and leisure highlights. The development features an exclusive collection of just 12 modern apartments, each thoughtfully designed to blend elegance with functionality. Light-filled open-plan living and dining areas create a welcoming atmosphere, complemented by stylish kitchens...

### Property Info

Covered Area	<b>138</b>
Covered Veranda	<b>31</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>6</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Location:	<b>Agioi Omologites</b>
Region:	<b>Nicosia</b>
Coordinates: <b>35.162463 / 33.356693</b>	

### Additional info

Reference Number	<b>16364</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

### Location

<b>Location:</b> Agioi Omologites	Region: <b>Nicosia</b>
Coordinates: <b>35.162463 / 33.356693</b>	

## Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. 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 Price per SQM	<b>~€9 800.00</b> <b>€2 391.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€330 000 on Feb 6, 2026



