

3 Bedroom Apartment for Sale in Nicosia District

This impressive full-floor residence in the heart of Nicosia combines exceptional privacy, spacious living space, and sophisticated elegance. Beautifully maintained and presented in excellent condition, the apartment spans approximately 290 sqm of internal living area, featuring three generously sized bedrooms along with expansive living and dining areas designed for both comfort and style.



Floor-to-ceiling windows capture breathtaking panoramic views across Nicosia, filling the interiors with abundant natural light and creating an elegant atmosphere ideal for everyday living as well as entertaining guests.

The apartment is offered unfurnished and includes three covered park...

Property Info

Covered Area	323
Covered Veranda	33
Uncovered Veranda	28
Floor Number	8
Total Number of Floors	17
Furnishing	Unfurnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Additional info

Reference Number	16639
Property type	Apartment
Condition	Pre-Owned
Construction Year	2013
Bathrooms	3

Amenities

Location

Region: **Nicosia**
 Coordinates: **35.168572 / 33.360379**

Price: €1 950 000 + VAT

VAT for this property is **€243,720** or **€370,500**. 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	~€74 600.00	Common expenses	None
		Price per SQM	€6 037.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€1 950 000 on Mar 6, 2026











