

## 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	<b>323</b>
Covered Veranda	<b>33</b>
Uncovered Veranda	<b>28</b>
Floor Number	<b>8</b>
Total Number of Floors	<b>17</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>16639</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2013</b>
Bathrooms	<b>3</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€74 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 037.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 950 000 on Mar 6, 2026











