

## 2 Bedroom Apartment for Sale in Nicosia District

- 2 bedrooms
- 2 W/C
- Internal Area 87.30m<sup>2</sup>
- Covered Verandas 22.55m<sup>2</sup>
- Roof Garden 48.85m<sup>2</sup>
- Underfloor Heating
- Covered Parking
- Energy Efficiency "A"



### Property Info

### Plot / Area Info

### Additional info

Covered Area **87**  
 Heating **Underfloor Heating, Yes**

Parking **Covered, Yes**

Reference Number **17904**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

### Location

- Elevator

Region: **Nicosia**  
 Coordinates: **35.170855586878 / 33.365660106417**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>€3 678.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€320 000 on Mar 28, 2026



