

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

This exceptional 3+1 bedroom penthouse in Nicosia combines generous space, modern luxury, and a highly desirable central location just moments from the city's vibrant core. Offering 186 sqm of internal living area, the residence features three spacious, well-designed bedrooms along with an additional mezzanine-level room, ideal for a home office, guest space, or maid's quarters. ✖

The property is equipped with premium features including underfloor heating, three covered parking spaces, and a 5.04KW net metering system with a three-phase Huawei 5KW inverter and smart monitoring, ensuring energy efficiency and advanced functionality.

A standout feature is the expansive veranda...

### Property Info

Covered Area	<b>249</b>
Covered Veranda	<b>63</b>
Uncovered Veranda	<b>79</b>
Floor Number	<b>6</b>
Total Number of Floors	<b>6</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
------	------------

### Additional info

Reference Number	<b>17363</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>
Bathrooms	<b>4</b>

### Amenities

- Elevator

### Location

**Location:** Agioi Omologites      Region: **Nicosia**  
**Coordinates:** **35.159701 / 33.356243**

## Price: €930 000 + VAT

VAT for this property is **€98,266** or **€176,700**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 735.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€930 000 on Apr 29, 2026













