

### 3 Bedroom Apartment for Sale in Nicosia - Agios Andreas

This Energy Class A residential development offers modern, comfortable, and energy-efficient living. The building features a contemporary elevator, pin-controlled main entrance, and a bar-controlled parking area with provision for electric car charging at each parking space. Residents benefit from night lighting, a solar water heating system, water pressure system, and three-phase electricity.

Apartments include underfloor central heating via heat pump in units, along with private photovoltaic systems. Additional provisions include air conditioning in all areas and electric shutters in the bedrooms. High-quality finishes such as energy-efficient double-glazed aluminium windows, tech...

#### Property Info

Covered Area **117**  
 Floor Number **5**  
 Furnishing **Furnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **242208**  
 Property type **Apartment**  
 Bathrooms **2**

#### Amenities

- Parking

#### Location

**Location:** Nicosia - Agios Andreas Region: **Nicosia**

## Price: €449 000 + VAT

VAT for this property is **€22,450** or **€85,310**. 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>~€14 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 838.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSAPCE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€449 000 on May 27, 2026



