

### 3 Bedroom Apartment for Sale in Nicosia District

This 2+1 bedroom duplex penthouse is part of a modern residential development in Nicosia, offering a versatile layout across two levels with a private roof garden. The main level comprises two bedrooms, two bathrooms, and an open-plan kitchen and living area spanning 65.96 m<sup>2</sup>, with a 7 m<sup>2</sup> covered veranda. An internal staircase leads to the upper level, which features an additional room of 28 m<sup>2</sup> and a private roof garden of 27.29 m<sup>2</sup> with BBQ provisions. Total veranda across both levels comes to 34 m<sup>2</sup>. ✖

The apartment includes air conditioning throughout, a solar water heater, video intercom, and an EV charging socket at the allocated parking space. A lift serves the building. One...

#### Property Info

Covered Veranda **7**  
 Floor Number **3**  
 Total Number of Floors **4**  
 Furnishing **Furnished**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **12234**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Bathrooms **2**

#### Amenities

- Roof Garden

#### Location

Region: **Nicosia**  
 Coordinates: **35.164231088887 / 33.373476862907**

**Price: €375 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None N/A</b>	Common expenses	<b>None</b>
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**Representative: Elit Blue**

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**Price change history**

€375 000 on May 28, 2026

