

## 6+ Bedroom House for Rent in Kokkinotrimithia, Nicosia District

Modern villa for rent in the Kokkinotrimithia area of Nicosia, just 7 minutes from PASCAL school and 2 minutes from Neo Plaza Mall, with quick access to the highway and Archangelos. The house has 330 m<sup>2</sup> of living space on a 1000 m<sup>2</sup> corner plot, plus an additional 200 m<sup>2</sup> basement level. It features 4 en-suite bedrooms, an office, 7 bathrooms, a modern kitchen with an island, and a living room with a fireplace and direct access to the pool. The basement includes parking for 4-5 cars, a play area, a kitchen, and a bathroom. Outside, there is an overflow pool with jacuzzi, BBQ area, gazebo, landscaped garden, and a poolside shower. The property is equipped with a photovoltaic system and ...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>550</b>            |
| Furnishing        | <b>Furnished</b>      |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>164230</b>    |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>5+</b>        |

### Amenities

#### Location

**Location:** Kokkinotrimithia Region: **Nicosia**

## Price: €3 500 + VAT

VAT for this property is **€531** or **€665**. 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>~€52.50</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6.00/m²</b> |                 |             |

## Representative: DOM Real Estate

|                             |              |            |                        |
|-----------------------------|--------------|------------|------------------------|
| Registration number         | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number              | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: + <b>35796644888</b> |              |            |                        |

## Price change history

€3 500 on Jul 3, 2025

