

## 4 Bedroom House for Sale in Kallepeia, Nicosia District

A contemporary house designed to provide comfort and functionality with a beautiful garden. A modern house with double covered garage 28 sq.m. a covered terrace 39 sq.m. and uncovered terrace 11 sq.m. The ground floor comprises of a spacious living room dining room and a separate modern kitchen all with a view to the terrace and garden. It also accommodates a guests WC. On the ground floor there is also an en suite room with a separate entrance. On the first floor there are four bedrooms the master bedroom with en suite bathroom and three more bedrooms that share a common bathroom. TECHNICAL FEATURES Class A Energy Certificate Underfloor heating Sound thermal insulation Solar water heater...

### Property Info

Covered Area	<b>225</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>523</b>
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### Additional info

Reference Number	<b>VL20896</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

- Balcony

### Location

**Location:** Kallepeia Region: **Nicosia**

## Price: €555 000 + VAT

VAT for this property is **€53,650** or **€105,450**. 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>€2 467.00/m²</b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€555 000 on Nov 2, 2023



FLOOR PLANS - FIRST FLOOR



FLOOR PLANS - GROUND FLOOR

