

### 3 Bedroom House for Sale in Anageia, Nicosia District

This a three bedroom house in Anageia Nicosia. The property has an area of 190 sq.m. The house comprises of an open plan living dining area and kitchen an office a guest toilet and three en suite bedrooms. The c. 80 sq.m basement comprises of three parking spaces and has provisions for a kitchen game room and shower room. Externally there is a spacious backyard a barbecue area a swimming pool and a bar area. The house has ceramic floors in all areas and laminated parquet in the bedrooms double glazed windows plasterboard ceilings underfloor heating system and split units installed. The immediate area of the asset comprises of residential developments and enjoys easy access towards Nicosia...

#### Property Info

Covered Area	<b>190</b>
Energy Efficiency	<b>C</b>

#### Plot / Area Info

Plot area	<b>1630</b>
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#### Additional info

Reference Number	<b>VL20490</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

#### Amenities

- Balcony

#### Location

**Location:** Anageia Region: **Nicosia**

## Price: €464 500 + VAT

VAT for this property is **€36,916** or **€88,255**. 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>€2 445.00/m<sup>2</sup></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>
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## Price change history

€464 500 on Nov 3, 2023

