

## 4 Bedroom House for Sale in Nicosia District

A modern luxury house with a beautiful garden double covered garage and a large covered terrace. The ground floor comprises of a double living room dining room and a separate modern kitchen all with a view to the big veranda and garden. It also accommodates a guests WC. On the first floor there are four large bedrooms the master bedroom with walk in wardrobe and en suite and three more bedrooms that share a common bathroom.

TECHNICAL FEATURES Class A Energy Certificate Underfloor heating Sound thermal insulation Solar water heater Pressurized water system Entrance camera Technogranite Kitchen Counters Provision for alarm system Provision for A C Units Smart home system Ένα μοντέρ...

### Property Info

Covered Area	<b>254</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>550</b>
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### Additional info

Reference Number	<b>VL19143</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Balcony

### Location

Region: **Nicosia**

## Price: €765 000 + VAT

VAT for this property is **€82,102** or **€145,350**. 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>€3 012.00/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>
Phone:			

## Price change history

€765 000 on Nov 4, 2023

