

## 4 Bedroom House for Sale in Nicosia District

A contemporary designed house with a beautiful garden double garage and terraces. On the ground floor it has a spacious open plan living room dining room and a modern kitchen all with a view to the garden. It also has a guest WC. On the first floor there is a master bedroom with walk in wardrobe and en suite bathroom and another three 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 Provision for alarm system Provision for A C Units Smart home system Ένα μοντέρνα σχεδιασμένο σπίτι με όμορφο κήπο διπλό γκα...

### Property Info

Covered Area	<b>181</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>250</b>
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### Additional info

Reference Number	<b>VL18584</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Balcony

### Location

Region: **Nicosia**

## Price: €398 000 + VAT

VAT for this property is **€29,443** or **€75,620**. 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>€2 199.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

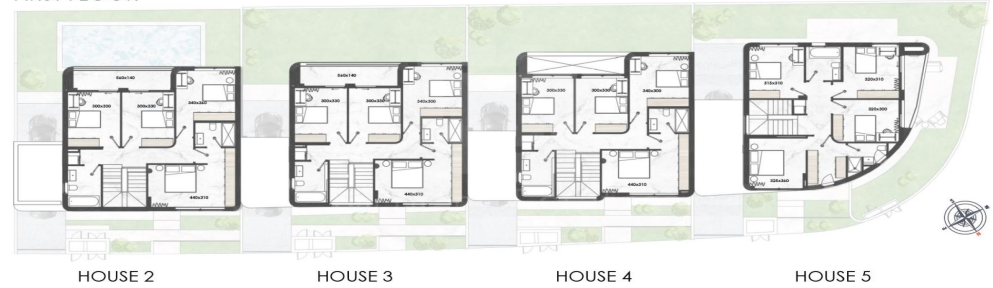
Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€398 000 on Nov 4, 2023



FIRST FLOOR



GROUND FLOOR

