

4 Bedroom House for Sale in Nicosia District

This project consists of villas and apartments that covers the high end and qualitative market needs for larger residential units in the heart of the Nicosia city center along the Pedieos River and adjacent to the Nicosia Linear Park. Since the project is situated next to the River and Linear Park a centrally located pedestrian walkway that meets the river park allowing free access to all residents and guests towards the park and the project itself. Vehicle movement will only be done underground which will eliminate non natural elements and preserve the particular characteristic environment of the area. There will be a central entrance accessible only to residents and the project will off...

Property Info		Plot / Area Info		Additional info	
Covered Area Total Number of Floors Energy Efficiency	786 4 A	Plot area 4	80	Reference Number Property type Condition Bathrooms	VL18089 House Brand New 4
Amonitios		Location			

Amenities Location

• Balcony Region: **Nicosia**



Price: €3 300 000 + VAT

VAT for this property is €538,832 or €627,000. 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	Excluded		Title transfer fee None		Nana
		Price per SOM	€4 198.00/m²	Common expenses	None

Representative: Nicolaou Estates

Registration number	693	Email	pnicolaou@nicolaouestates.com
License number	365/E	Legal name	Nicolaou Estates LTD

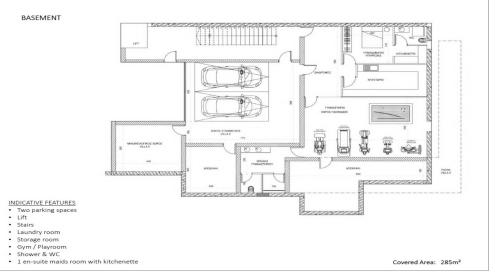
Phone:

Price change history

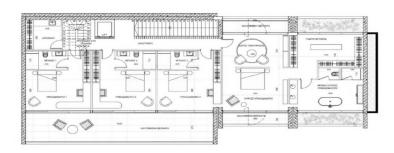
€3 300 000 on Nov 4, 2023







FIRST FLOOR

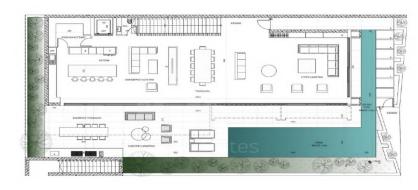


FEATURES Lift

- Stairs
- 3 en-suite bedrooms
- · 1 en-suite master bedroom with walk-in wardrobe and sitting area
- Terrace

Covered Area: 212m² Covered Terraces: 16m²

GROUND FLOOR



FEATURES

- LiftStairs
- Kitchen
- Storage room
- Living room

- Lounge
 Dining area
 Guest toilet · Cloak-in closet
- Swimming Pool
 Private Garden

Covered Area: 217m² Covered Terraces: Uncovered Terraces: 13m²









