

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

Covered Area	727
Total Number of Floors	4
Energy Efficiency	A

Plot / Area Info

Plot area	600
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Additional info

Reference Number	VL18088
Property type	House
Condition	Brand New
Bathrooms	4

Amenities

- Balcony

Location

Region: **Nicosia**

Price: €3 700 000 + VAT

VAT for this property is **€596,122** or **€703,000**. 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	Common expenses	None
		Price per SQM	€5 089.00/m²		

Representative: Nicolaou Estates

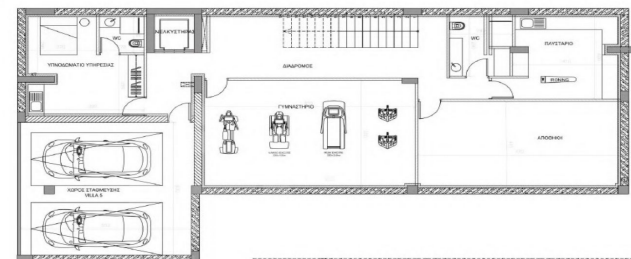
Registration number	693	Email	pnicolaou@nicolaouestates.com
License number	365/E	Legal name	Nicolaou Estates LTD
Phone:			

Price change history

€3 700 000 on Nov 4, 2023



BASEMENT

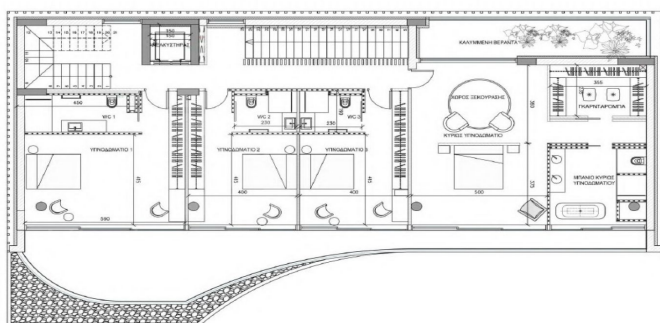


INDICATIVE FEATURES

- Two parking spaces
- Lift
- Stairs
- Laundry room
- Storage room
- Gym / Playroom
- Shower & WC
- 1 en-suite maids room with kitchenette

Covered Area: 230m²

FIRST FLOOR

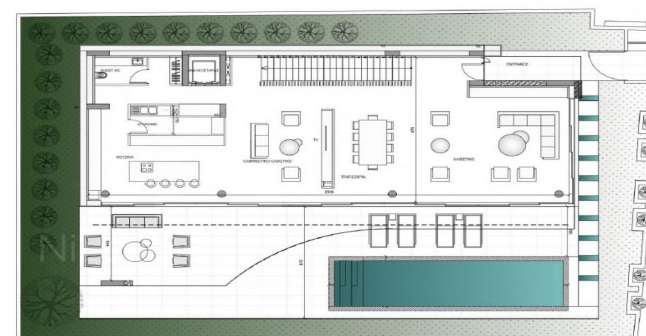


FEATURES

- 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

- Lift
- Stairs
- Kitchen
- Storage room
- Living room
- Lounge
- Dining area
- Guest toilet
- Cloak closet
- Terrace
- Swimming Pool
- Private Garden

Covered Area: 223m²
Covered Terraces: 26m²
Uncovered Terraces: 7m²

