

## 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	<b>696</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>553</b>
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### Additional info

Reference Number	<b>VL18087</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

- Balcony

### Location

Region: **Nicosia**

## Price: €2 300 000 + VAT

VAT for this property is **€367,603** or **€437,000**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 305.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

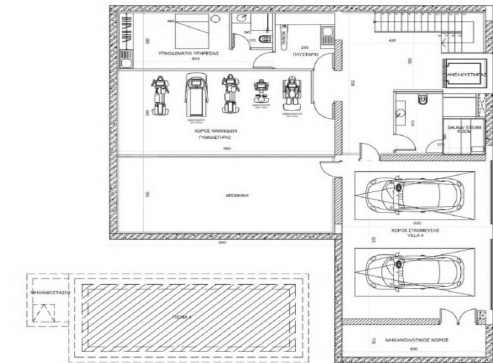
Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€2 300 000 on Nov 4, 2023



## BASEMENT

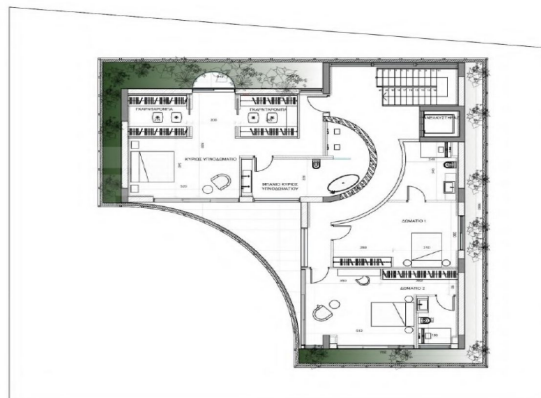


### INDICATIVE FEATURES

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

Covered Area: 240m<sup>2</sup>

## FIRST FLOOR

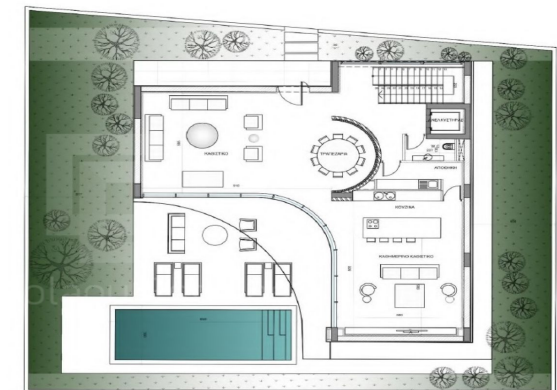


### FEATURES

- Lift
- Stairs
- 2 en-suite bedrooms
- 1 en-suite master bedroom with walk-in wardrobe
- Garden

Covered Area: 187m<sup>2</sup>  
Covered Terraces: 3m<sup>2</sup>  
Plants Area: 52m<sup>2</sup>

## GROUND FLOOR



### FEATURES

- Lift
- Stairs
- Kitchen / breakfast bar
- Storage room
- Living Room
- Lounge
- Dining area
- Guest toilet
- Cloak-in closet
- Swimming Pool
- Private Garden

Covered Area: 176m<sup>2</sup>  
Covered Terraces: 26m<sup>2</sup>  
Uncovered Terraces: 38m<sup>2</sup>



