

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	663			Reference Number	VL18086
		DI I		Property type	House
Total Number of Floors	3	Plot area	590	Condition	Brand New
Energy Efficiency	Α			Bathrooms	4

Amenities Location

• Balcony Region: **Nicosia**



Price: €2 400 000 + VAT

VAT for this property is €379,982 or €456,000. 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		one Common expenses None
		Price per SQM €3	Common expenses None 8 620.00/m ²

2/4

Representative: Nicolaou Estates

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

Phone:

Price change history

€2 400 000 on Nov 4, 2023

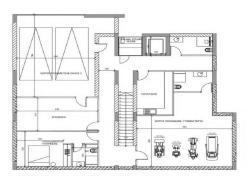




BASEMENT

INDICATIVE FEATURES

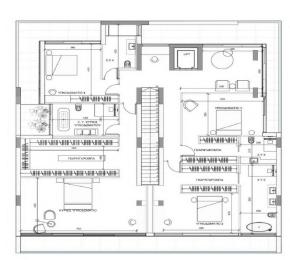
- Two parking spaces Lift
- Stairs
- Playroom
- · Laundry room Storage room
- Walk in wardrobe
 Cloak closets
- · Gym / Playroom with en-suite
- Sauna / Steam room
- · Guest toilet with Shower
- · 1 en-suite maids room with kitchenette





Covered Area: 225m²

FIRST FLOOR



Covered Area: 249m² Covered Terraces: 62m²

GROUND FLOOR

FEATURES • Lift

Stairs

Kitchen

Storage room

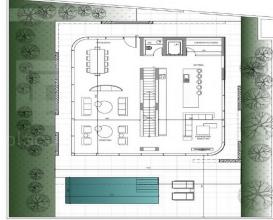
 Living room Lounge

Dining area

Guest toilet

Swimming Pool

Private Garden



Covered Area: Covered Terraces: 114m²

FEATURES

- Lift
- Stairs Office
- · 3 en-suite bedrooms each
- with walk-in wardrobe • 1 en-suite master bedroom
- with walk-in wardrobe
- Terrace

