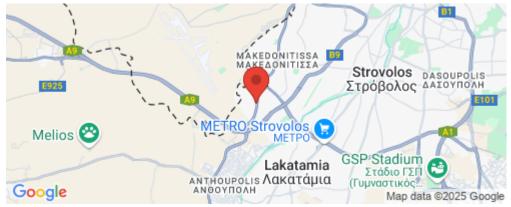
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### **4 Bedroom House for Sale in Nicosia District**

Are you searching for a spacious and comfortable family home in Stelmek area? Look no further than this stunning detached house, boasting 4 generously sized bedrooms and 3 modern bathrooms. With a total internal area of 194m<sup>2</sup> and an additional 17m<sup>2</sup> of covered verandas, this home offers ample space for your family to live and grow.



The property features a total covered area of 211m<sup>2</sup>, situated on a large plot area of 366m<sup>2</sup>, providing plenty of outdoor space for your family to enjoy. You'll appreciate the modern conveniences, including underfloor heating with a heat pump, ensuring your home is cozy and comfortable year-round. In addition, the 3kw solar panels are a great way...

Property Info		Plot / Area Info		Additional info	
Covered Area Heating Air Conditioning	194 Central Heating, Yes All rooms, Yes	Plot area Parking	366 Covered, Yes	Reference Number Property type Condition Bathrooms	1255 House Brand New 3
Amenities	Location				
• Guest WC	Region: <b>Nicosia</b> Coordinates: <b>35.136755(</b>	)31345 / 33.3006	506019327		



#### Price: €490 000 + VAT

VAT for this property is €40,059 or €93,100. 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 Price per SQM	None €2 526.00/m²	Common expenses	None
Representative: K	adis Estates			
Registration number	506	Email	info@kadis.com.cy	
License number	62/E	Legal name	N/A	
Phone: +35722344842				

#### **Price change history**

€490 000 on Jan 18, 2024

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