

## 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

Covered Area **194**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **366**  
 Parking **Covered, Yes**

### Additional info

Reference Number **1255**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Guest WC

### Location

Region: **Nicosia**  
 Coordinates: **35.136755031345 / 33.300606019327**

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 526.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€490 000 on Jan 18, 2024

