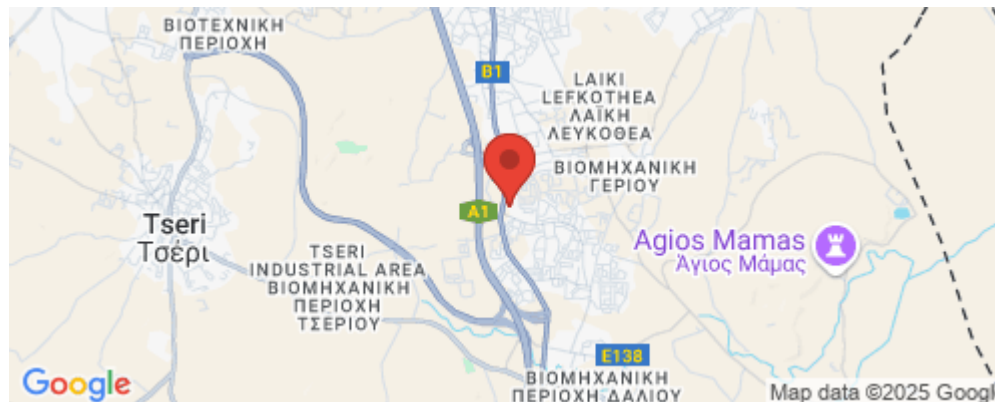


## 3 Bedroom House for Sale in Nicosia District

- ✓3 Bedrooms
- ✓3 W/C
- ✓Internal Area 186m<sup>2</sup>
- ✓Covered Verandas 31m<sup>2</sup>
- ✓Plot Area 527m
- ✓Energy Efficiency A
- ✓Covered Parking Space
- ✓Photovoltaic Panels



NEWLY BUILT (UNDER CONSTRUCTION), COMFORTABLE SPACIOUS DETACHED HOUSE IN A QUIET AREA OF CARLSBERG.

Earthquake construction.

Outside: courtyard-garden, double covered parking.

Indoor: Open plan living room - kitchen, spacious living room with dining area and guest toilet on the ground floor, covered terrace.

On the first floor, there are 3 bedrooms, one with en-suite bathroom and a main full bathroom.

Floors, ceramic o...

### Property Info

Covered Area **186**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **527**

### Additional info

Reference Number **1321**  
Property type **House**  
Condition **Brand New**  
Bathrooms **3**

- Guest WC

**Location**

Region: **Nicosia**

Coordinates: **35.0749649 / 33.3824408**

## Price: €460 000 + VAT

VAT for this property is **€35,465** or **€87,400**. 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>€2 473.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€460 000 on Jan 18, 2024

