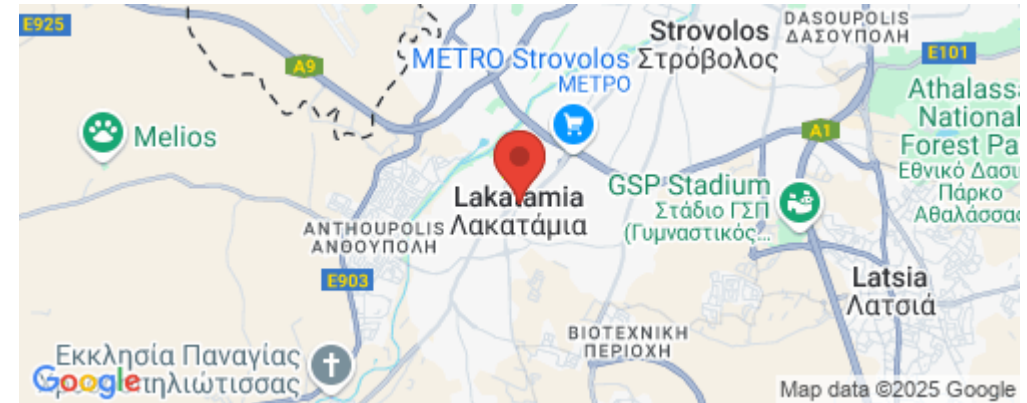


## 3 Bedroom House for Sale in Nicosia District

This is brand new under construction project in a great area in Lakatameia close to all amenities in a great Location in a residential area adjacent to green area. The project is characterized with high quality of work and finishes. The characteristics of the project are the following:



- ✓3 Bedrooms
- ✓3 WC
- ✓Internal Area 153m<sup>2</sup>
- ✓Covered verandas 21m<sup>2</sup>
- ✓Covered parking
- ✓Plot size 243m<sup>2</sup>
- ✓Photovoltaic Panels Installation 3KW

### Property Info

Covered Area **153**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **243**  
Parking **Covered, Yes**

### Additional info

Reference Number **1794**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

### Location

Region: **Nicosia**

Coordinates: **35.1185656 / 33.3145382**

## Price: €326 000 + VAT

VAT for this property is **€17,195** or **€61,940**. 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>~€9 640.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 131.00/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

€283 000 on Jan 21, 2024  
 €297 000 on Jan 26, 2024  
 €326 000 on Mar 19, 2025

