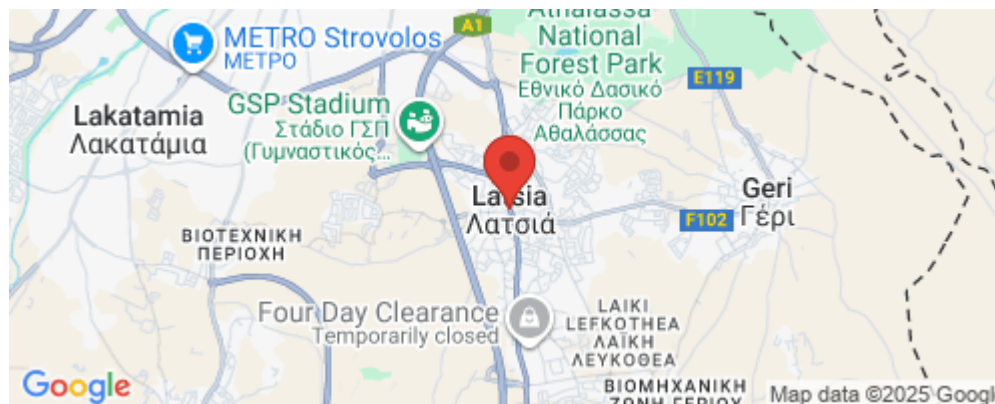


## 4 Bedroom House for Sale in Geri, Nicosia District

- ✓ 4 Bedroom
- ✓ 3 WC
- ✓ Plot Area 713 m<sup>2</sup>
- ✓ Internal Area 249m<sup>2</sup>
- ✓ Covered Verandas 20m<sup>2</sup>
- ✓ 2 Covered Parking
- ✓ Near to Park
- ✓ A/C
- ✓ Underfloor Heating



Welcome to our luxurious house for sale in Geri, Athalassas Park area. This stunning property boasts 4 spacious bedrooms, perfect for families seeking a comfortable living space. With 3 well-appointed WC, this home is designed for convenience and comfort.

The plot area of this property is a generous 713m<sup>2</sup>, providing ample space for outdoor activities and relaxation. The internal area of the house is 249m<sup>2</sup>, providing a spacious living environment fo...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>249</b>                     |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>713</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>2050</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Garden

### Location

**Location:** Geri  
**Coordinates:** **35.1063639 / 33.3782668**

**Region:** **Nicosia**

## Price: €780 000 + VAT

VAT for this property is **€82,417** or **€148,200**. 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>~€27 800.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 133.00/m²</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: +35722344842 |             |            |                          |

## Price change history

€740 000 on Jan 18, 2024  
 €780 000 on Jan 14, 2025

