

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

- ✓ 4 Bedroom
- ✓ 3 WC
- ✓ Plot Area 713 m2
- ✓ Internal Area 249m2
- ✓ Covered Verandas 20m2
- ✓ 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 713m2, providing ample space for outdoor activities and relaxation. The internal area of the house is 249m2, 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/m<sup>2</sup></b>		

**Representative: Kadis Estates**

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**Price change history**

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

