

## 4 Bedroom House for Sale in GSP Area, Nicosia District

- ✓4+1 Bedrooms
- ✓4 W/C
- ✓Internal Areas 313m<sup>2</sup>
- ✓Covered Veranda 34m<sup>2</sup>
- ✓Plot 681m<sup>2</sup>
- ✓Modern design
- ✓Large garden
- ✓Quiet Location
- ✓Swimming Pool (Overflow, 14m x 3m)
- ✓Covered Garage
- ✓Underfloor Heating
- ✓Barbeque area
- ✓Automatic Electric Shading
- ✓ Fireplace
- ✓ Access Control
- ✓ Solid wood wooden floor
- ✓ Smart house provisions
- ✓ Solar Panels (5kw)
- ✓Covered garage
- ✓ Provision for Basement



Welcome to this stunning luxury house for sale located in the peaceful and sought-after GSP area....

### Property Info

Covered Area **347**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **681**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **2104**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **4**

- Guest WC

**Location**

**Location:** GSP Area

Region: **Nicosia**

Coordinates: **35.111172011163 / 33.378945538745**

**Price: €1 550 000 + VAT**

VAT for this property is **€200,696** or **€294,500**. 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>~€58 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 467.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

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**Price change history**

€1 350 000 on Jan 18, 2024  
€1 550 000 on Nov 13, 2025

