

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

- ✓4+1 Bedrooms
- ✓4 W/C
- ✓Internal Areas 313m2
- ✓Covered Veranda 34m2
- ✓Plot 681m2
- ✓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     | <b>347</b>                     |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>681</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>2104</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>4</b>         |

- 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

|                     |             |            |                          |
|---------------------|-------------|------------|--------------------------|
| 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

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

