

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

- ✓ 4+1 Bedrooms
- ✓ 4 W/C
- ✓ Internal Areas 309m2
- ✓ Covered Veranda 32m2
- ✓ 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 ...

### Property Info

Covered Area	<b>341</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>2105</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

- Guest WC

**Location**

**Location:** GSP Area

Region: **Nicosia**

Coordinates: **35.110715627147 / 33.373967358813**

## Price: €1 350 000 + VAT

VAT for this property is **€173,362** or **€256,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 959.00/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>
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## Price change history

€1 350 000 on Jan 18, 2024

