

## 5 Bedroom House for Sale in Nicosia District

- ✓5 Bedrooms
- ✓5 W/C
- ✓Covered Area 330m2
- ✓Covered Veranda 66m2
- ✓Uncovered Veranda 30m2
- ✓Plot 550m2
- ✓Modern design
- ✓Large garden
- ✓Quiet Location
- ✓Covered garage



### Property Info

Covered Area	<b>330</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>550</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>2106</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>5+</b>

### Amenities

- Guest WC

### Location

Region: **Nicosia**  
 Coordinates: **35.0749649 / 33.3824408**

## Price: €645 000 + VAT

VAT for this property is **€81,505** or **€122,550**. 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>€1 955.00/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

€698 000 on Jan 18, 2024  
 €690 000 on Feb 20, 2025  
 €645 000 on Jan 28, 2026

