

## 4 Bedroom House for Sale in Nicosia District

- ✓ 4 Bedroom
- ✓ 3 WC
- ✓ Plot Area 273m<sup>2</sup>
- ✓ Internal Area 195m<sup>2</sup>
- ✓ Covered Verandas 12m<sup>2</sup>
- ✓ Garden 129m<sup>2</sup>
- ✓ 2 Covered Parking
- ✓ Photovoltaic Panels
- ✓ Full A/C
- ✓ Underfloor Heating
- ✓ Smart Home Provisions



### Property Info

Covered Area  
Heating  
Air Conditioning

**195**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area **273**

### Additional info

Reference Number **2235**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

- Garden

### Location

Region: **Nicosia**  
Coordinates: **35.1185656 / 33.3145382**

## Price: €550 000 + VAT

VAT for this property is **€45,269** or **€104,500**. 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>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 821.00/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: <b>+35722344842</b>			

## Price change history

€550 000 on Jan 18, 2024

