

## 3 Bedroom House for Sale in Nicosia District

- ✓3 bed
- ✓3 W/C
- ✓Internal Area 192m<sup>2</sup>
- ✓Covered Verandas 20.75m<sup>2</sup>
- ✓Uncovered Verandas 15.75m<sup>2</sup>
- ✓Plot Area 280m<sup>2</sup>
- ✓Photovoltaic Panels



### Property Info

Covered Area **192**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **280**  
 Parking **Covered, Yes**

### Additional info

Reference Number **2893**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

### Amenities

### Location

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

## Price: €390 000 + VAT

VAT for this property is **€31,444** or **€74,100**. 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>~€12 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 031.00/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

€369 000 on Jan 19, 2024  
 €390 000 on Sep 13, 2025

