

## 5 Bedroom House for Sale in Nicosia District

- ✓ 5 Bedrooms
- ✓ 5 W/C
- ✓ Covered Area 386m<sup>2</sup>
- ✓ Covered Verandas 118m<sup>2</sup>
- ✓ Uncovered Verandas 43m<sup>2</sup>
- ✓ Plot Area 1.979m<sup>2</sup>
- ✓ Attic 70m<sup>2</sup>
- ✓ Covered Parking Spaces
- ✓ Office
- ✓ Fireplace



### Property Info

Covered Area  
Heating  
Air Conditioning

**386**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area **1979**  
Parking **Covered, Yes**

### Additional info

Reference Number **3044**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **5+**

### Amenities

- Storage room

### Location

Region: **Nicosia**  
Coordinates: **35.0145628 / 33.3941585**

## Price: €703 000 + VAT

VAT for this property is **€95,324** or **€133,570**. 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 Price per SQM	<b>~€24 720.00</b> <b>€1 821.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kadis Estates

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License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€703 000 on Jan 19, 2024

