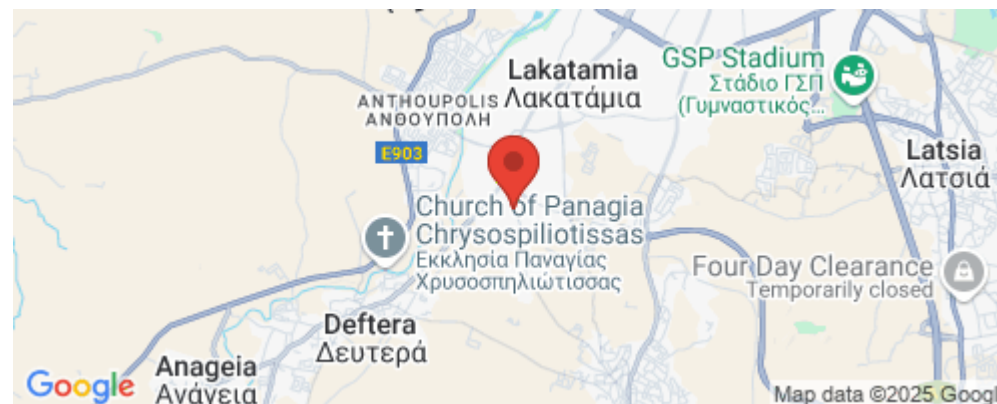


## 4 Bedroom House for Sale in Nicosia District

- ✓3+1 Bed
- ✓3 WC
- ✓Internal Covered Area 197m2
- ✓Covered Verandas 21m2
- ✓Plot Area 262m2
- ✓Energy Efficiency "A"



### Property Info

Covered Area	<b>197</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>262</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>3154</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

### Location

Region: **Nicosia**  
 Coordinates: **35.099913036915 / 33.304294629469**

**Price: €395 000 + VAT**

VAT for this property is **€32,943** or **€75,050**. 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>€2 005.00/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: +35722344842			

**Price change history**

€365 000 on Jan 19, 2024  
€395 000 on May 20, 2025

