

## 4 Bedroom House for Sale in Nicosia District

- ✓ 3+1 Bed
- ✓ 3 WC
- ✓ Internal Covered Area 197m<sup>2</sup>
- ✓ Covered Verandas 21m<sup>2</sup>
- ✓ Plot Area 262m<sup>2</sup>
- ✓ Energy Efficiency "A"



Property Info		Plot / Area Info		Additional info	
Covered Area	<b>197</b>	Plot area	<b>262</b>	Reference Number	<b>3154</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
				Bathrooms	<b>3</b>

Amenities	Location
	Region: <b>Nicosia</b>
	Coordinates: <b>35.099913036915 / 33.304294629469</b>

## 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 Price per SQM	<b>None</b> <b>€2 005.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€365 000 on Jan 19, 2024

€395 000 on May 20, 2025

