

## 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 **197**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **262**  
 Parking **Covered, Yes**

### Additional info

Reference Number **3154**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

### 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>
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## Price change history

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

