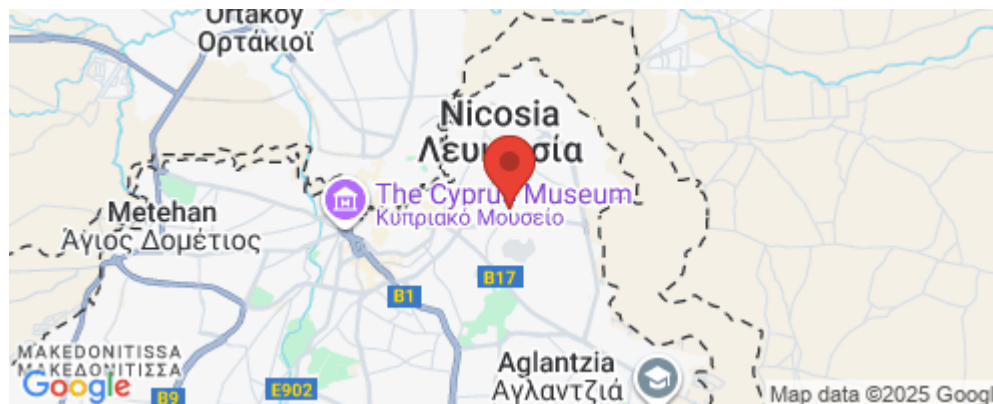


## 4 Bedroom House for Sale in Nicosia District

- ✓4 Bed
- ✓5 W/C's
- ✓Internal Area 432m2
- ✓Covered Verandas
- ✓Plot Area 707m2
- ✓Landscaped Garden
- ✓2 Covered + 2 Uncovered Garages
- ✓Private Swimming Pool
- ✓Fireplace
- ✓Alarm
- ✓Attic/Loft
- ✓Storage Room
- ✓Fully Furnished/Fully Equipped
- ✓Opening Aluminum Pergola, Barbecue Area



### Property Info

Covered Area **432**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **707**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **3344**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **5+**

### Amenities

- Garden

### Location

Region: **Nicosia**  
Coordinates: **35.174632708319 / 33.384093044453**

## Price: €590 000 + VAT

VAT for this property is **€83,419** or **€112,100**. 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>~€20 200.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 366.00/m²</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

€690 000 on Jan 19, 2024  
 €590 000 on Jan 30, 2025













