

## 3 Bedroom House for Sale in Nicosia District

- 3 beds
- 2 W/C
- Internal Area 159m2
- Covered Veranda & Garage 25m2
- Double covered garage
- Energy Efficiency A
- Photovoltaic Panels 3kw
- Electric Central heater
- Close to schools, supermarkets, Nicosia Mall



### Property Info

Covered Area **159**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **273**  
 Parking **Covered, Yes**

### Additional info

Reference Number **3377**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Balcony

### Location

Region: **Nicosia**  
 Coordinates: **35.1227364 / 33.2976446**

## Price: €305 000 + VAT

VAT for this property is **€17,667** or **€57,950**. 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>€1 918.00/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: <b>+35722344842</b>			

## Price change history

€305 000 on Jan 19, 2024

