

## 4 Bedroom House for Sale in Nicosia District

- 4 bedrooms
- 4 Bathrooms
- Internal Area 215m<sup>2</sup>
- Plot Area 338m<sup>2</sup>
- Playroom
- A/C's
- Laundry Room
- Garden
- Storage
- Close to several amenities



Semi-detached house in Archangelos next to a sidewalk with a nice sunset and mountains view. Total living area 215m<sup>2</sup> plus triple-glass covered balcony 5m<sup>2</sup> plus pergola-covered veranda upstairs 10m<sup>2</sup> plus roof-covered front veranda 10m<sup>2</sup>. Total covered area of ca 240 m<sup>2</sup> on the plot of 338m<sup>2</sup>.

Ground floor: spacious comfortable kitchen + dining room with access to a shady mature garden and a veranda and a separate laundry room. Large living room with marble floors ...

### Property Info

Covered Area **215**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **338**  
 Parking **Uncovered, Yes**

### Additional info

Reference Number **3764**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **4**

### Amenities

- Storage room

### Location

Region: **Nicosia**  
 Coordinates: **35.138225839555 / 33.30226631435**

## Price: €339 000 + VAT

VAT for this property is **€31,298** or **€64,410**. 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>€1 577.00/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

€339 000 on Feb 3, 2024











