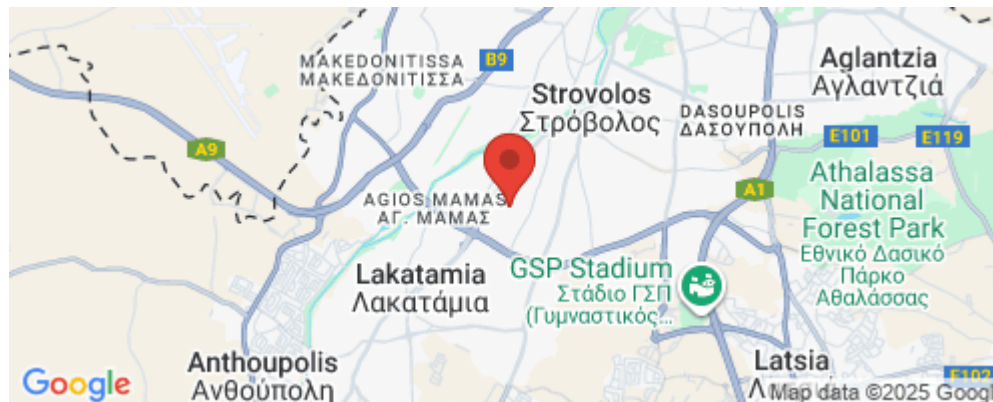


## 4 Bedroom House for Sale in Nicosia District

- 4 bedrooms
- 3 W/C
- Internal Area 330m2
- Big Veranda
- Fireplace
- Attic
- Walk in Closet
- En suite bathroom



### Property Info

Covered Area	<b>330</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Uncovered, Yes</b>
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### Additional info

Reference Number	<b>3786</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Guest WC

### Location

Region: **Nicosia**  
 Coordinates: **35.129670940661 / 33.329935974799**

## Price: €385 000 + VAT

VAT for this property is **€48,650** or **€73,150**. 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>~€12 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 167.00/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

€475 000 on Feb 13, 2024

€395 000 on Jun 14, 2025

€385 000 on Jul 2, 2025



