

## 4 Bedroom House for Sale in Sia, Nicosia District

- •4 bedrooms
- •3 W/C
- •Internal Area 248m2
- •Plot Area 8.500m2
- Covered Parking
- Swimming Pool
- Fireplace
- Garden



The villa is designed to offer the ultimate in comfort and style, with spacious living areas and beautifully appointed bedrooms. The interiors are tastefully decorated with high-end furnishings and premium finishes, creating a warm and inviting atmosphere throughout the property.

The villa features an open-plan living room, dining area, and a modern fully equipped kitchen, perfect for hosting meals and entertaining guests. The bedrooms are generously sized and feature comfortable beds, quality linens, and en-s...

<b>Property Info</b>		Plot / Area Info		Additional info	
		Diet area	9500	Reference Number	3959
Covered Area	248	Plot area Pool Parking	8500 Yes Covered, Yes	Property type	House
				Condition	<b>Brand New</b>
				Bathrooms	3

Amenities Location

**Location:** Sia Region: **Nicosia** 

Coordinates: 34.9552892 / 33.3894743

Garden



Price: €895 000 + VAT

VAT for this property is **€94,264** or **€170,050**. 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	Excluded	Title transfer fee	None	Common ovnonces	
		Price per SOM	€3 609.00/m <sup>2</sup>	Common expenses	None

## **Representative: Kadis Estates**

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License number	62/E	Legal name	N/A

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## **Price change history**

€1 350 000 on Feb 22, 2024 €895 000 on Dec 24, 2024









