

## 3 Bedroom House for Sale in Nicosia District

- ✓ 3 bedrooms
- ✓ 3 W/C
- ✓ Internal Area 169.50m<sup>2</sup>
- ✓ Covered Veranda 18m<sup>2</sup>
- ✓ Uncovered Veranda 10.5m<sup>2</sup>
- ✓ Yard 83.7m<sup>2</sup>
- ✓ Plot 282m<sup>2</sup>
- ✓ 2 Covered Parking
- ✓ Energy Efficiency "A"



Property Info	Plot / Area Info	Additional info
Covered Area	<b>170</b>	Reference Number
Heating	<b>Central Heating, Yes</b>	Property type
Air Conditioning	<b>All rooms, Yes</b>	Condition
	Plot area	Bathrooms
	<b>282</b>	
	Parking	
	<b>Covered, Yes</b>	

Amenities	Location
• Guest WC	Region: <b>Nicosia</b> Coordinates: <b>35.1139513 / 33.2896786</b>

## Price: €365 000 + VAT

VAT for this property is **€24,262** or **€69,350**. 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>€2 147.00/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

€375 000 on Feb 29, 2024

€365 000 on Jul 12, 2024

