

## 4 Bedroom House for Sale in Nicosia District

For sale a unique villa with a swimming pool in a top location, 5 km from Nicosia. The project was carried out by a reliable developer using high-quality building materials that meet European standards and have high noise, heat and sound insulation, which will significantly affect the savings in electricity consumption. Increased insulation will ensure a comfortable temperature and prevent the appearance of mold. The villa is equipped with everything necessary for a comfortable stay of residents and includes installed air conditioning, ventilation, underfloor heating, photovoltaic system. Plumbing and kitchen sets, as well as built-in wardrobes from leading European manufacturers. Among o...

### Property Info

Covered Area	<b>260</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

Reference Number	<b>86182</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

### Location

Region: **Nicosia**

**Price: €640 000 + VAT**

VAT for this property is **€69,908** or **€121,600**. 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>€2 462.00/m<sup>2</sup></b>		

**Representative: DOM Real Estate**

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**Price change history**

€640 000 on Feb 29, 2024



