

## 3 Bedroom House for Sale in Nicosia District

- 3 bedrooms
- 3 W/C
- Internal Area 159.64m<sup>2</sup>
- Covered Veranda 21.06m<sup>2</sup>
- Uncovered Veranda 3.57m<sup>2</sup>
- Plot Area 232.65m<sup>2</sup>
- Covered Parking Space
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area **160**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **233**  
 Parking **Covered, Yes**

### Additional info

Reference Number **4057**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

### Location

Region: **Nicosia**  
 Coordinates: **35.1185656 / 33.3145382**

**Price: €345 000 + VAT**

VAT for this property is **€20,269** or **€65,550**. 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>€2 156.00/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: +35722344842			

**Price change history**

€315 000 on Mar 8, 2024  
€325 000 on Apr 17, 2024  
€335 000 on Jun 26, 2024  
€345 000 on Feb 21, 2025

