

## 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	Plot / Area Info	Additional info
Covered Area	<b>160</b>	Reference Number
Heating	<b>Central Heating, Yes</b>	Property type
Air Conditioning	<b>All rooms, Yes</b>	Condition
	Plot area	Bathrooms
	Parking	
	<b>233</b>	<b>4057</b>
	<b>Covered, Yes</b>	<b>House</b>
		<b>Brand New</b>
		<b>3</b>

Amenities	Location
	Region: <b>Nicosia</b>
	Coordinates: <b>35.1185656 / 33.3145382</b>

## 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 Price per SQM	<b>None</b> <b>€2 156.00/m<sup>2</sup></b>	Common expenses	<b>None</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

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

