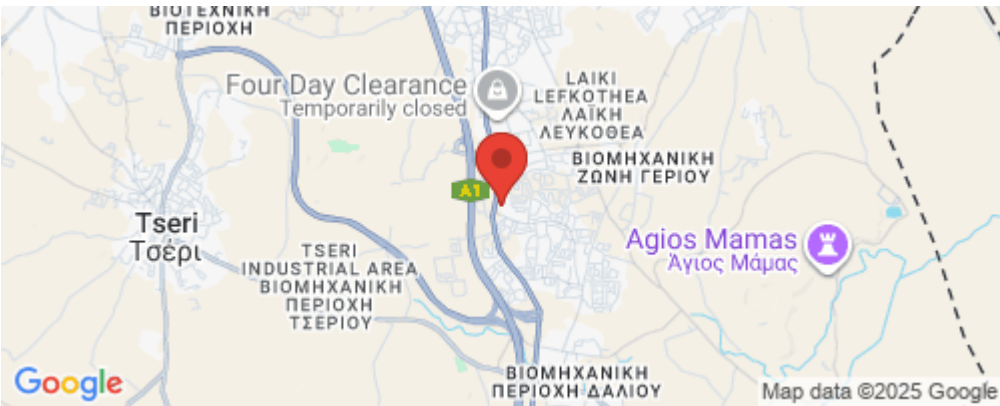


4 Bedroom House for Sale in Nicosia District

Luxury two-storey villa with large garden in an attractive location of Kallithea Area in Nicosia District, at a distance of 1,6km east of Nicosia – Limassol motorway with all the permits and title deeds. The property is situated close to all necessary amenities and services such as schools, supermarkets, restaurants, shops etc. In addition, it enjoys very good access to the neighbouring villages and the motorway.



It is a beautiful and luxurious house which was constructed around 2003 and its level of construction and maintenance is very good.

Specifically on the ground floor the house consists of a living area, a sitting area , separate kitchen with dining area, a second l...

Property Info		Plot / Area Info		Additional info	
Covered Area	395			Reference Number	1330
Furnishing	Partially furnished	Plot area	600	Property type	House
Heating	Central Heating, Yes	Parking	Covered, Yes	Condition	Pre-Owned
Air Conditioning	All rooms, Yes			Bathrooms	3
Amenities		Location			
• Garden		Region: Nicosia			
		Coordinates: 35.0749649 / 33.3824408			

## Price: €535 000 + VAT

VAT for this property is **€73,207** or **€101,650**. 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>~€18 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 354.00/m²</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

€535 000 on Mar 21, 2024







