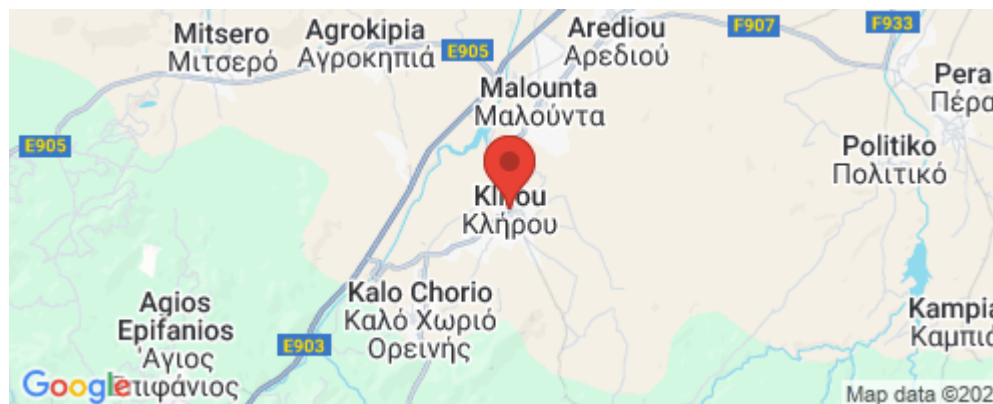


## 3 Bedroom House for Sale in Klirou, Nicosia District

- 3 bedrooms
- 3 W/C
- Internal Area 130m<sup>2</sup>
- Uncovered Veranda 10m<sup>2</sup>
- Plot Area 216m<sup>2</sup>
- 2 Parking Spaces
- Garden
- Houses can be designed by the buyers to meet their needs
- Energy Efficiency "A"



### Property Info

Covered Area  
Heating  
Air Conditioning

**130**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Parking

**216**  
**Uncovered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**5519**  
**House**  
**Brand New**  
**3**

### Amenities

- Guest WC

### Location

**Location:** Klirou  
**Coordinates:** **35.0213564 / 33.1777225**

Region: **Nicosia**

## Price: €225 000 + VAT

VAT for this property is **€11,250** or **€42,750**. 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>€1 731.00/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

€245 000 on May 22, 2024

€215 000 on Jan 11, 2025

€225 000 on May 13, 2025

