

## 4 Bedroom House for Sale in Agioi Trimithias, Nicosia District

The property is a two-storey house located in Nicosia City. The ground floor comprises of a kitchen, living room and bathroom while the first floor comprises of 4 bedrooms, shower and toilet. The master bedroom has a dressing room, bathroom with shower and toilet. There is a central heating and split air condition units. Externally there is a yard, BBQ area and a covered parking.

The property lies within Planning Zone H4 with a maximum building ratio of 40%, coverage ratio of 25%, on 2 floors, height 8,30m. It is covered by all necessary authorities for water supply, electricity and telecommunications.

### Property Info

Covered Area	<b>474</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>2735</b>
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### Additional info

Reference Number	<b>17257</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

### Amenities

- Air Conditioning

### Location

**Location:** Agioi Trimithias Region: **Nicosia**

## Price: €698 500 + VAT

VAT for this property is **€101,769** or **€132,715**. 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>~€24 540.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 474.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number

**690**

Email

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License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**

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## Price change history

€698 500 on May 22, 2024

