

## 4 Bedroom House for Sale in Geri, Nicosia District

Located in the Municipality of Geri, the location has easy access to the highway, the Mall of Cyprus, the General hospital, etc.

The house offers:

4 Bedrooms

An ensuite shower in the master bedroom

A family bathroom on the first floor

A guest toilet on the ground floor

A covered terrace 35m<sup>2</sup> with access from the living room

Provision for central heating system

Provision for A/C units

A covered parking space

A large backyard with a bar and barbecue

Energy efficiency certificate A

Photovoltaics 4KW

### Property Info

Covered Area

**205**

### Plot / Area Info

Plot area

**400**

Pool

**Private, Yes**

### Additional info

Reference Number

**36679**

Property type

**House**

Condition

**Under Construction**

Construction Year

**2023**

Bathrooms

**2**

### Amenities

- Storage room

### Location

**Location:** Geri Region: **Nicosia**

## Price: €475 000 + VAT

VAT for this property is **€41,591** or **€90,250**. 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>€2 317.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€475 000 on May 23, 2024

