

### 3 Bedroom House for Sale in Agia Varvara, Nicosia District

Three bedroom house in the middle of the 3 biggest cities of Cyprus.

The house is situated in a quiet and new-built residential neighborhood, in Agia Varvaras, in Nicosia district, with easy access to all amenities, It is very close to the both highways Nicosia-Limassol & Nicosia-Larnaka and etc. The property was built on 2011 in 470sqm the plot and over two floors with a 250sqm covered area with modern architecture design. Among other elements, the house features split unit air-conditioning, solar water, pressurized water, fire place and provision for heater units.

Ground Floor: 140sqm

Spacious Kitchen with utility room  
 Spacious living room and Dining area...

#### Property Info

Covered Area **250**  
 Air Conditioning **Yes**

#### Plot / Area Info

Plot area **470**

#### Additional info

Reference Number **38588**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **2011**  
 Bathrooms **2**

#### Amenities

- Storage room

#### Location

**Location:** Agia Varvara Region: **Nicosia**

## Price: €310 000 + VAT

VAT for this property is **€32,860** or **€58,900**. 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>~€9 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 240.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number

**690**

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## Price change history

€330 000 on May 23, 2024

€310 000 on Mar 16, 2025







