

## 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		Plot / Area Info		Additional info	
Covered Area	<b>250</b>	Plot area	<b>470</b>	Reference Number	<b>38588</b>
Air Conditioning	<b>Yes</b>			Property type	<b>House</b>
				Condition	<b>Pre-Owned</b>
				Construction Year	<b>2011</b>
				Bathrooms	<b>2</b>
Amenities		Location			
• Storage room		<b>Location:</b> Agia Varvara Region: <b>Nicosia</b>			

## 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	<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

€330 000 on May 23, 2024

€310 000 on Mar 16, 2025













