

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

A charming house located in the neighbourhood of Ilioupoli, available for sale. It consists of 400 m2 covered area in a 576m2 plot. The house was built in 2001, it offers optimized layout with a large kitchen and living area, 3 bedrooms, a huge loft that can be used as a room and one other room in the basement. Some of the features include central heating, air conditioning units, solar water heater, covered parking and a nice garden with enough space for a pool in the future.

Property Info		Plot / Area Info		Additional info	
				Reference Number	19771
Covered Area	400			Property type	House
Heating	Yes	Plot area	576	Condition	Pre-Owned
Air Conditioning	Yes			Construction Year	2001-2010
				Bathrooms	3

## **Amenities** Location

• Air Conditioning Location: Kalithea Region: Nicosia



Price: €495 000 + VAT

VAT for this property is €68,063 or €94,050. 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	Excluded	Title transfer fee	~ <b>€16 400.00</b>	Common overses	None
		Price per SQM	€1 238.00/m <sup>2</sup>	Common expenses	None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com	
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## **Price change history**

€495 000 on May 23, 2024



























