

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

The house is situated in a very quiet area of Nicosia. It is close to all amenities and services, with easy access to Nicosia-Limassol motorway, etc. The property was built in 2005 with quality materials and very good condition and built on 2676sqm plot area and the house consists of 400sqm internal area.

Living room and Dining room  
Huge separate kitchen with utility room  
3 Bedrooms  
Office  
Family bathroom  
Guest WC  
En-suite  
Electrical Appliances  
A/C Split Unit for Cooling & Heating  
Central Heating  
Fireplace  
Pressurized & Solar Water  
Large Covered Veranda  
Swimming Pool  
Photovolta...

### Property Info

Covered Area	<b>400</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>2676</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>19639</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>4</b>

### Amenities

- Garden

### Location

**Location:** Lythrodontas Region: **Nicosia**

## Price: €900 000 + VAT

VAT for this property is **€123,750** or **€171,000**. 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>~€32 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 250.00/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>
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## Price change history

€800 000 on May 23, 2024  
 €1 000 000 on May 14, 2025  
 €900 000 on Jun 1, 2025













