

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

For sale a detached house of 4 bedrooms built in 2005. It consists of 400sq.m. in a plot of 2676sq.m. It has central heating, air conditioning system, an en-suite shower in the main bedroom, storage room, attic, swimming pool, semi-furnished, covered and uncovered parking.

### 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

- Storage room

### Location

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

## Price: €800 000 + VAT

VAT for this property is **€110,000** or **€152,000**. 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>~€28 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 000.00/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













