

## 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 untility 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		Plot / Area Info		Additional info	
Covered Area Heating Air Conditioning	400 Yes Yes	Plot area Pool	2676 Private, Yes	Reference Number Property type Condition Construction Year	19639 House Pre-Owned 2001-2010
				Bathrooms	4

Amenities Location

• Garden 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	Excluded	Title transfer fee	~€32 <b>600.00</b>	Common ovnoncos	None
		Price per SOM	€2 250.00/m <sup>2</sup>	Common expenses	

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

Registration number	690	Email	info@1stclass-homes.com	
License number	367/E	Legal	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES	
License number	307/E	name	SERVICES LTD	

Phone: +35725310243, +35770000889

## **Price change history**

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





















