

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	400
Heating	Yes
Air Conditioning	Yes

Plot / Area Info

Plot area	2676
Pool	Private, Yes

Additional info

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

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	Excluded	Title transfer fee	~€32 600.00	Common expenses	None
		Price per SQM	€2 250.00/m²		

Representative: 1st Class Homes

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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







