

## 5 Bedroom House for Sale in Nicosia District

A charming 5-bedroom house, built in 2008, in Pallouriotissa is available for sale. It is located in a nice area close to the city center. It consists of 283m2 covered area in a plot of 520m2. It has a barbecue, a mature garden with trees, a water pressure system, under-floor heating, electrical appliances, and a covered and uncovered parking area.

### Property Info

|                  |                  |
|------------------|------------------|
| Covered Area     | <b>283</b>       |
| Furnishing       | <b>Furnished</b> |
| Heating          | <b>Yes</b>       |
| Air Conditioning | <b>Yes</b>       |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>520</b> |
|-----------|------------|

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>19469</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</b> |
| Bathrooms         | <b>4</b>         |

### Amenities

- Air Conditioning

### Location

Region: **Nicosia**

**Price: €500 000 + VAT**

VAT for this property is **€57,898** or **€95,000**. 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>~€16 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 767.00/m<sup>2</sup></b> |                 |             |

**Representative: 1st Class Homes**

Registration number

**690**

Email

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License number

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Legal name

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€500 000 on May 23, 2024









