

## 4 Bedroom House for Sale in Agioi Trimithias, Nicosia District

For sale 4-bedroom villa with an office complex and private pool in Ayioi Trimithias, Nicosia. Custom-designed villa of 330 square meters situated on a plot of 5.500 square meters with a 10x5 meter swimming pool and a mature garden for sale. The property is located outside the city in a quiet location about 15 minutes drive from downtown Nicosia, about 40 minutes from Larnaca airport and five minutes from the newly opened Mall of Nicosia. There are also several good and prestigious private schools with English as their teaching language within 10 minutes drive, in addition to the public schools. The villa consists of the main house of about 220 square meters in an open plan with a large...

### Property Info

Covered Area	<b>420</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>5500</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>30369</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

### Amenities

- Garden

### Location

**Location:** Agioi Trimithias Region: **Nicosia**

## Price: €699 000 + VAT

VAT for this property is **€97,860** or **€132,810**. 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>~€24 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 664.00/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

€799 000 on May 23, 2024  
 €699 000 on Mar 22, 2025















