

## 4 Bedroom House for Sale in Nicosia District

Modern 4 Bedroom Detached House in Archangelos, Nicosia.

This property is situated in a great area in Archangelos with easy access to all amenities while being only a 2-minute drive to the Archangelos Primary School and Pedieos River. It was built in 2002 on a 632sq.m. plot and consists of 384sq.m. of internal spaces.

As you enter the house you will find a spacious Living room and dining area with the guest toilet, leading to the kitchen that also has a separate sitting area. On the ground level, there is also a secondary kitchen and the en-suite maid's room. Continuing through the kitchen you will find the outdoor covered veranda as well as the swimming pool and ...

### Property Info

Covered Area	<b>309</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>632</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>34084</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: €900 000 + VAT

VAT for this property is **€109,835** 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	<b>Excluded</b>	Title transfer fee	<b>~€32 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 913.00/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

€900 000 on May 23, 2024







