

## 3 Bedroom House for Sale in Kalithea, Nicosia District

A luxury villa with a unique design and of the highest quality materials to ensure energy efficiency and an absolute pleasure for its residents. Inspired by a contemporary Mediterranean style and set in the surrounding greenery on the outskirts of Nicosia, this deluxe 3 bedroom villa has its own private pool, outdoor barbecue & kitchen area.

The villa boasts open plan spaces, 2 living rooms a laundry room, and a detached personnel living apartment.

From all rooms you can enjoy unobstructed views of the garden and swimming pool through the floor-to-ceiling glass doors which when opened extend the house to the beautiful covered terrace, surrounded by water and greenery...

### Property Info

Covered Area	<b>312</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>533</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>32335</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2022</b>
Bathrooms	<b>2</b>

### Amenities

- Garden

### Location

**Location:** Kalithea Region: **Nicosia**

**Price: €870 000 + VAT**

VAT for this property is **€106,742** or **€165,300**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 788.00/m²</b>		

**Representative: 1st Class Homes**

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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**Price change history**

€870 000 on May 23, 2024





