

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

3 modern, spacious luxury residences in Kalithea, just 5 km from the center of Nicosia. Each of the villas layout can be modified to meet individual needs. A fresh, modern style is carried through to the exterior gardens and private pools of each residence.

The highest quality materials have been used throughout and energy efficiency has been prioritized.

Each villa is spread over two floors, they include opening onto a beautiful terrace and the tranquility of the swimming pool completes the ground floor of each Villa.

Project Features:

Underfloor heating with heating pump

Air conditioning units

Energy performance category A

Marble flooring or se...

### Property Info

|                  |            |
|------------------|------------|
| Covered Area     | <b>526</b> |
| Heating          | <b>Yes</b> |
| Air Conditioning | <b>Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>419</b>          |
| Pool      | <b>Private, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>32334</b>              |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2022</b>               |
| Bathrooms         | <b>3</b>                  |

### Amenities

- Garden

### Location

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

## Price: €660 000 + VAT

VAT for this property is **€99,050** or **€125,400**. 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>€1 255.00/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> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€660 000 on May 23, 2024













