

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

This Elegant Villa combines all-time classic luxury and design with modern high standards.

This all-time classic architectural style combined with more fresh elements is carried through to the exterior garden and pool of the Villa. Modern construction standards permit this vill to be in the highest levels for energy-saving for all seasons.

The ground floor consists of two spacious living rooms both overlooking the garden and swimming pool. A kitchen and an additional kitchenette will make family cooking and entertaining a breeze. The dining area is given its own space for ultimate privacy and relaxation.

The master bedroom on the first floor is an experience like no ot...

### Property Info

|                  |            |
|------------------|------------|
| Covered Area     | <b>358</b> |
| Heating          | <b>Yes</b> |
| Air Conditioning | <b>Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>684</b>          |
| Pool      | <b>Private, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>32331</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: €990 000 + VAT

VAT for this property is **€130,027** or **€188,100**. 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>€2 765.00/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

€990 000 on May 23, 2024





