

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

This astounding villa comprises four bedrooms, four bathrooms, a spacious living room with an open plan kitchen to the dining room and covered verandas.

This house also offers a large outdoor pool and a big garden. Furthermore, this project includes a large covered garage for two cars, air conditioning units, underfloor heating with a heat pump, Energy Performance class A, photovoltaic system, quality materials.

The option to tailor-make it to your needs and preferences puts this project at the top of anyone's wish list.

### Property Info

Covered Area	<b>400</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>741</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>32329</b>
Property type	<b>House</b>
Construction Year	<b>2022</b>
Bathrooms	<b>3</b>

### Amenities

- Garden

### Location

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

## Price: €1 095 000 + VAT

VAT for this property is **€150,563** or **€208,050**. 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>~€40 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 738.00/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

€1 095 000 on May 23, 2024

