

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

On the outskirts of Nicosia, a luxury villa with a unique design and of the highest quality materials to ensure energy efficiency and an absolute pleasure for its residents.

The villa boasts open plan spaces, 2 living rooms, 4 bedrooms, a personnel bedroom and spacious parking for 2 cars.

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.

Project Features:

Modern Design

Private swimming pool

Open Plan Living and dining spaces

Energy performance category A

Underfloor h...

### Property Info

|                  |            |
|------------------|------------|
| Covered Area     | <b>331</b> |
| Heating          | <b>Yes</b> |
| Air Conditioning | <b>Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>531</b>          |
| Pool      | <b>Private, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>32325</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: €850 000 + VAT

VAT for this property is **€107,573** or **€161,500**. 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>€2 568.00/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

€850 000 on May 23, 2024











