

## 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/m<sup>2</sup></b>		

**Representative: 1st Class Homes**

Registration number

**690**

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License number

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€850 000 on May 23, 2024







