

### 3 Bedroom House for Sale in Lythrodontas, Nicosia District

For sale luxury 3bedroom house in Sia. The asset consists of 261 sqm interior covered area in a plot of 580 sqm. It has A/C units in every room, private pool, 4 bathrooms with en-suite in the master bedroom, 2 covered parking spaces, solar water heater, 1 extra bedroom for the assistant and 30 sqm covered verandas with an outstanding view.

#### Property Info

Covered Area	<b>261</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

#### Plot / Area Info

Plot area	<b>580</b>
Pool	<b>Private, Yes</b>

#### Additional info

Reference Number	<b>20831</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2017</b>
Bathrooms	<b>4</b>

#### Amenities

- Storage room

#### Location

**Location:** Lythrodontas Region: **Nicosia**

## Price: €355 000 + VAT

VAT for this property is **€38,887** or **€67,450**. 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>~€10 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 360.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number

**690**

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License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**

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## Price change history

€355 000 on May 23, 2024

