

## 4 Bedroom House for Sale in Nicosia District

A four bedroom house with a swimming pool in Archangelos-Anthoupoli quarter in Lakatamia.  
 The house is built within two plots with a total area of 1,115sqm.  
 It consists of a basement, ground floor, 1st floor, attic and a swimming pool.  
 It has a covered area of 447sqm, 117sqm attic and 222sqm basement.  
 It offers close proximity to all amenities and easy access to Nicosia center.

### Property Info

Covered Area	<b>447</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1115</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>38208</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1991-2000</b>
Bathrooms	<b>3</b>

### Amenities

- Garden

### Location

Region: **Nicosia**

## Price: €850 000 + VAT

VAT for this property is **€121,567** 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>~€30 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 902.00/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

€1 120 000 on May 23, 2024

€850 000 on Oct 24, 2024

