

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

A residential plot and a two-storey house in Kakopetria. The properties are adjacent, and they are located 15m from the main road that connects Limassol and Kakopetria.

The plot has a total area of 693sqm and a road frontage of 30m. The house has a covered area of 370sqm, 50sqm of covered verandas and 120sqm of basement. It is built in a plot of 795sqm.

EPC Energy Class G

Building density 30 %

Coverage ratio 20 %

Max floors 2

Max height 8.30 m

### Property Info

Covered Area **540**  
Heating **Yes**

### Plot / Area Info

Plot area **1488**

### Additional info

Reference Number **45163**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **1990 and older**  
Bathrooms **3**

### Amenities

- Storage room

### Location

**Location:** Kakopetria Region: **Nicosia**

## Price: €395 000 + VAT

VAT for this property is **€59,689** or **€75,050**. 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>~€12 400.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€731.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€395 000 on May 23, 2024











