

## 5 Bedroom House for Sale in Nicosia District

A five-bedroom house in Nisou, Nicosia. It has an area of 386sqm. The ground floor consists of an open plan living/dining room, a kitchen with a sitting/dining area, an en-suite bedroom, a guest toilet, laundry, machine room, an office with toilet, and two covered parking areas. The first floor consists of four en-suite bedrooms. There is also an attic of 70sqm. The house has ceramic tiles installed in the kitchen and bathrooms and laminate parquet in all the other areas. It also features a fireplace, central underfloor heating, split units, alarm system, smoke detector and provision for elevator installation. Energy Class F

### Property Info

Covered Area	<b>386</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1979</b>
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### Additional info

Reference Number	<b>42724</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>5+</b>

### Amenities

- Storage room

### Location

Region: **Nicosia**

## Price: €703 000 + VAT

VAT for this property is **€95,324** or **€133,570**. 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>~€24 720.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 821.00/m<sup>2</sup></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>

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## Price change history

€703 000 on May 23, 2024

