

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

A three-bedroom house in Anageia, Nicosia. It has an area of 190sqm. The house comprises of an open plan living/dining area and kitchen, an office, a guest toilet and three en-suite bedrooms. The basement comprises of three parking spaces and has provisions for a kitchen, game room and shower room. Externally there is a spacious backyard, a barbeque area, a swimming pool and a bar area. The house has ceramic floors in all areas and laminated parquet in the bedrooms, double-glazed windows, plasterboard ceilings, underfloor heating system and split units installed. EPC: Energy Class G

Uncovered area 40m<sup>2</sup>

Basement 80m<sup>2</sup>

### Property Info

Covered Area	<b>190</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1630</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>42932</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Anageia Region: **Nicosia**

## Price: €464 500 + VAT

VAT for this property is **€36,916** or **€88,255**. 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>~€15 180.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 445.00/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>
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## Price change history

€464 500 on May 23, 2024

