

### 3 Bedroom House for Sale in Nicosia District

This is a house in Marki, Nicosia. It is in a plot of 2500 sq.m. with covered areas 320 sq.m. plus 70 sq.m. covered verandas. It has 3 bedrooms all en-suite plus maids room (en-suite).

Features:

- Underfloor heating
- VRV airconditioning in all the house
- 2 living rooms
- Garage for 2 cars
- Solid iroko and oak parquet in the bedrooms
- Cream amalfi marble
- Alarm system and central monitoring system
- Central vacuum system
- Music system throughout the Ground Floor area inside and outside

#### Property Info

Covered Area	<b>320</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

#### Plot / Area Info

Plot area	<b>3000</b>
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#### Additional info

Reference Number	<b>48498</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

#### Amenities

- Garden

#### Location

Region: **Nicosia**

## Price: €700 000 + VAT

VAT for this property is **€87,063** or **€133,000**. 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>~€24 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 188.00/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>

Phone: **+35725310243, +35770000889**

## Price change history

€700 000 on May 24, 2024



