

## 4 Bedroom House for Sale in Nicosia District

A contemporary designed house with big garden and double covered garage.

The ground floor comprises of a spacious living room, dining room, lounge area and separate kitchen with island, all with a view to the big veranda and garden. There is also a guest wc. On the first floor there are four large bedrooms: the master suite en-suite with walk-in wardrobe and three more bedrooms that share a common bathroom.

### Key Features

Class A' energy certificate

Underfloor heating

Sound and thermal insulation

Solar water heater

Pressurized water system

Ceramic tiles or parquet

Entrance Camera

Technogranite kitchen counters

Provision fo...

### Property Info

Covered Area **240**  
Heating **Yes**

### Plot / Area Info

Plot area **583**  
Pool **Private, Yes**

### Additional info

Reference Number **48901**  
Property type **House**  
Condition **Under Construction**  
Construction Year **2025**  
Bathrooms **3**

### Amenities

- Storage room

### Location

Region: **Nicosia**

## Price: €695 000 + VAT

VAT for this property is **€71,238** or **€132,050**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 896.00/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

€695 000 on May 24, 2024

