

### 3 Bedroom House for Sale in Nicosia District

A contemporary designed villa with a beautiful garden, double garage and large terraces.

The ground floor is designed with spacious areas consisting of a large living room, a dining room, a sitting area, and a modern kitchen, all overlooking the covered veranda and the garden. It also features a guest toilet. Upstairs, there are three bedrooms: the master bedroom with a bathroom and two other bedrooms with a shared 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<...

#### Property Info

Covered Area **174**  
Heating **Yes**

#### Plot / Area Info

Plot area **250**  
Pool **Private, Yes**

#### Additional info

Reference Number **48904**  
Property type **House**  
Condition **Under Construction**  
Construction Year **2025**  
Bathrooms **3**

#### Amenities

- Storage room

#### Location

Region: **Nicosia**

## Price: €398 000 + VAT

VAT for this property is **€27,586** or **€75,620**. 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>€2 287.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number

**690**

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## Price change history

€398 000 on May 24, 2024

