

## 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		Plot / Area In	fo	Additional info	
	174 Yes			Reference Number	48904
Covered Area Heating		Plot area Pool	250	Property type	House
			250 Private, Yes	Condition	<b>Under Construction</b>
				Construction Year	2025
				Bathrooms	3

Amenities Location

• Storage room 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	Excluded	Title transfer fee No	one Common evpenses No	
		Price per SQM €2	Common expenses No 2 287.00/m <sup>2</sup>	None

## **Representative: 1st Class Homes**

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## **Price change history**

€398 000 on May 24, 2024



