

## 4 Bedroom House for Sale in Nicosia District

A house in Agios Demetrios, Nicosia.

The house has a covered area of 330 sq.m., covered verandas of 10 sq.m., uncovered verandas of 30 sq.m. and a basement of 134 sq.m. It is built within a plot with an area of 521 sq.m. The property offers close proximity to all amenities and easy access to Nicosia's city center. EPC Energy Class G

| Property Info           |            | Plot / Area I | nfo | Additional info   |           |
|-------------------------|------------|---------------|-----|-------------------|-----------|
| Covered Area<br>Heating | 340<br>Yes |               |     | Reference Number  | 50058     |
|                         |            | Plot area     | 521 | Property type     | House     |
|                         |            |               |     | Condition         | Pre-Owned |
|                         |            |               |     | Construction Year | 1991-2000 |
|                         |            |               |     | Bathrooms         | 3         |
|                         |            |               |     |                   |           |

**Amenities** 

• Storage room

Location

Region: Nicosia



Price: €585 000 + VAT

VAT for this property is €75,018 or €111,150. 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 | ~€20 000.00              | Common expenses | Nama |
|------------|-----------|--------------------|--------------------------|-----------------|------|
| Title deed | Has Title | Price per SOM      | €1 721.00/m <sup>2</sup> |                 | None |

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

| Registration number | 690   | Email | info@1stclass-homes.com                        |  |
|---------------------|-------|-------|--|--|
| License number      | 367/E | Legal | KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES |  |
| License number      | 307/E | name  | SERVICES LTD                                   |  |

Phone: **+35725310243**, **+35770000889** 

## **Price change history**

€585 000 on May 24, 2024



