

## 6+ Bedroom House for Sale in Nicosia District

This sizeable residential property sits on two land plots containing two single storey houses with a swimming pool, a tennis court, a pool house, a storage room and a boiler room.

It is located 2km west of the Pascal English School.

House A has internal covered area 393 sqm. It consists of a living room, a kitchen, a dining room, four bedrooms with wardrobes (one of which is en-suite), two bathrooms, a guest WC, an office, a laundry room, a storage room, a boiler room and two covered parking spaces.

It also has oil boiler heating, a fireplace and split units. The project is covered by two building permits. House B is part of both plots and has internal covered area ...

### Property Info

|                  |            |
|------------------|------------|
| Covered Area     | <b>539</b> |
| Heating          | <b>Yes</b> |
| Air Conditioning | <b>Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>13314</b>        |
| Pool      | <b>Private, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>20453</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>1991-2000</b> |
| Bathrooms         | <b>5+</b>        |

### Amenities

- Roof Garden

### Location

Region: **Nicosia**

## Price: €600 000 + VAT

VAT for this property is **€90,623** or **€114,000**. 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>~€20 600.00</b>  | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€1 113.00/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

€600 000 on May 24, 2024

