

## 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>
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## Price change history

€600 000 on May 24, 2024

