

## 4 Bedroom House for Sale in Nicosia District

- ✓ 4 bedrooms
- ✓ 3 W/C
- ✓ Internal Area 267m<sup>2</sup>
- ✓ Covered Verandas 45m<sup>2</sup>
- ✓ Uncovered Verandas 64m<sup>2</sup>
- ✓ Year of Construction 2006
- ✓ Renovated in 2023
- ✓ Fantastic View
- ✓ Top o the hill
- ✓ Attached in a Green Area



### Property Info

### Plot / Area Info

### Additional info

Covered Area **267**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Parking **Covered, Yes**

Reference Number **3623**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

### Amenities

### Location

Region: **Nicosia**  
 Coordinates: **35.0749649 / 33.3824408**

## Price: €485 000 + VAT

VAT for this property is **€54,004** or **€92,150**. 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	<b>Excluded</b>	Title transfer fee	<b>~€16 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 816.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€485 000 on May 25, 2024

