

## 4 Bedroom House for Sale in Kalithea, Nicosia District

Situated on the top of a hill and enjoying unobstructed views of the area, our off-plan residential project will offer not only the latest modern architecture and great design but also the spaciousness and comforts requested from a contemporary home.

Built in 3/4 plots, each residence comes with a very large back yard with optional private swimming pool, four spacious bedrooms on the top floor (two of them en-suite) and a master bathroom. The ground floor is designed in open-plan with unified kitchen, dining and sitting room areas.

The residences are oriented to look out from large sliding windows into the back yard. The ground floor spaces are particularly well spaced out...

### Property Info

### Plot / Area Info

### Additional info

				Reference Number	<b>26061</b>
				Property type	<b>House</b>
Covered Area	<b>202</b>	Plot area	<b>423</b>	Condition	<b>Under Construction</b>
				Construction Year	<b>2026</b>
				Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Kalithea Region: **Nicosia**

## Price: €495 000 + VAT

VAT for this property is **€42,590** or **€94,050**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 450.00/m<sup>2</sup></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

€450 000 on May 26, 2024

€495 000 on Mar 11, 2025



