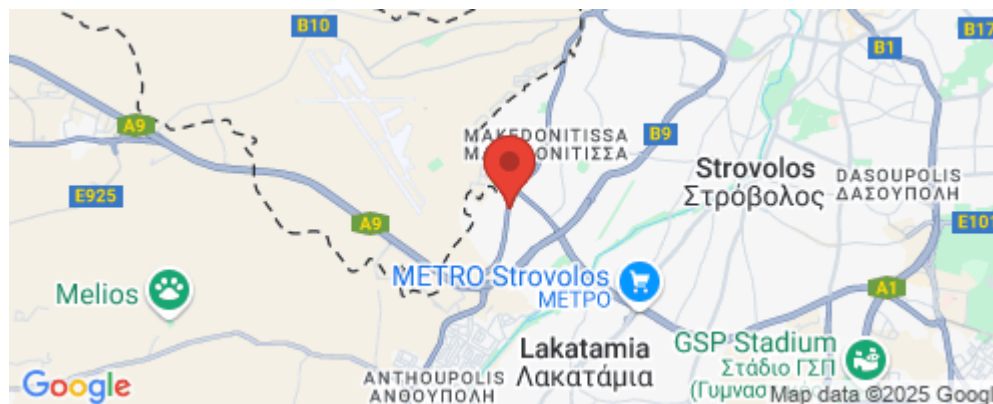


## 4 Bedroom House for Sale in Nicosia District

The property is a house in Archangelos/Anthoupoli. It is located 450m from the 6th Primary School of Agios Panteleimonas.



On the ground floor, the house consists of an open plan living – dining – sitting area with a fireplace, kitchen, storage area, an office and a guest toilet.

On the first floor, it comprises 4 bedrooms and a common bathroom. The basement consists of two office spaces, a laundry room, a kitchen, a toilet with a shower, a storage area, and a boiler room.

The house has a covered area of 238sqm, covered verandas of 54sqm, uncovered verandas of 26sqm and a basement area of 103sqm. It is build in a plot with a land area of 694sqm.

The propert...

### Property Info

Covered Area **238**  
Energy Efficiency **G**

### Plot / Area Info

### Additional info

Reference Number **8895**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **1990 and older**  
Bathrooms **3**

**Location**

Region: **Nicosia**

Coordinates: **35.139867046916 / 33.301721948632**

## Price: €505 000 + VAT

VAT for this property is **€51,391** or **€95,950**. 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>~€16 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 122.00/m<sup>2</sup></b>		

## Representative: GoGordian (Gordian Servicing)

Registration number	<b>N/A</b>	Email	<b>seraclidou@gordianservicing.com</b>
License number	<b>N/A</b>	Legal name	<b>GoGordian (Gordian Servicing)</b>
Phone: <b>+35780004321, +35722812065</b>			

## Price change history

€505 000 on May 31, 2024







