

## 4 Bedroom House for Sale in Nicosia District

- 4 bedrooms
- 6 W/C
- Internal Area 300m2
- Covered & Uncovered Verandas
- Plot Area 595m2
- Garage
- Storage
- Swimming Pool
- A/C & Heating
- Office
- Central Sound System
- Alarm System
- Photovoltaic Panels



### Property Info

Covered Area **300**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **595**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **5966**  
 Property type **House**  
 Condition **Pre-Owned**

### Amenities

- Guest WC

### Location

Region: **Nicosia**  
 Coordinates: **35.1185656 / 33.3145382**

## Price: €850 000 + VAT

VAT for this property is **€102,000** or **€161,500**. 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>~€30 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 833.00/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

€850 000 on Jun 7, 2024



