

## 4 Bedroom House for Sale in Nicosia - Kaimakli

### Timeless Elegance in the Heart of Kaimakli: An Exquisite Un-Restored Listed Property

Presenting an exceptional opportunity to acquire an un-restored listed property in the esteemed locale of Kaimakli. This distinguished residence, spanning an internal area of approximately 330 sqm, is situated on an expansive 885 sqm plot, offering unparalleled potential for an opulent family home.

#### Key Property Attributes:

- *Remarkable Flexibility:* The property, with a (Building Ratio) of 140% and (Coverage Ratio) of 70%, provides a canvas for sophisticated expansion, ensuring the creation of an exquisite, bespoke living space. The subs...

#### Property Info

Covered Area

**330**

#### Plot / Area Info

#### Additional info

Reference Number

**90529**

Property type

**House**

#### Amenities

#### Location

**Location:** Nicosia - Kaimakli Region: **Nicosia**

## Price: €1 000 000 + VAT

VAT for this property is **€126,364** or **€190,000**. 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>~€36 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 030.00/m<sup>2</sup></b>		

## Representative: La Maison Estates

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## Price change history

€1 000 000 on Jun 13, 2024

