

## 4 Bedroom House for Sale in Nicosia District

Located in the beautiful residential area of Archangelos in Nicosia, near the Pediaios River, these two separate residences offer a perfect blend of tranquility and quality of life in idyllic surroundings, while being conveniently close to the city center with easy access from all areas. Designed with a contemporary look, these homes provide both comfort and functionality. They are constructed with high-quality standards in workmanship and materials, ensuring an ideal living environment for your family.

### Property Info

Covered Area

**175**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number

**96384**

Property type

**House**

Bathrooms

**3**

### Amenities

- Parking

### Location

Region: **Nicosia**

## Price: €440 000 + VAT

VAT for this property is **€30,800** or **€83,600**. 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>~€14 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 514.00/m<sup>2</sup></b>		

## Representative: La Maison Estates

Registration number	<b>770</b>	Email	<b>info@laison.cy</b>
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## Price change history

€440 000 on Jun 13, 2024

