

### 3 Bedroom House for Sale in Nicosia District

This contemporary house features a large garden with space for a swimming pool and a double covered garage. The ground floor includes a spacious living room, dining room, kitchen with an island, and a lounge area overlooking the expansive veranda and garden, along with a guest WC. The first floor offers four sizable bedrooms: a master suite with an en-suite bathroom and walk-in wardrobe, a second bedroom with an en-suite, and two additional bedrooms sharing a common bathroom.

#### Property Info

Covered Area

**151**

#### Plot / Area Info

Parking

**Covered, Yes**

#### Additional info

Reference Number

**96550**

Property type

**House**

Bathrooms

**3**

#### Amenities

- Parking

#### Location

Region: **Nicosia**

## Price: €398 000 + VAT

VAT for this property is **€20,269** or **€75,620**. 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>~€12 520.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 636.00/m<sup>2</sup></b>		

## Representative: La Maison Estates

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## Price change history

€398 000 on Jun 13, 2024

