

## 4 Bedroom House for Sale in Kato Deftera, Nicosia District

- 3+1 bedrooms
- 4 W/C
- Covered Areas 372m2
- Covered & Uncovered Verandas
- Garden
- Plot Area 1.942m2
- Covered Parking
- Swimming Pool
- A/C
- Underfloor Heating
- Furnished
- Barbeque area with bar
- Jacuzzi
- Alarm System
- Office/Playroom
- Photovoltaic Panels



### Property Info

Covered Area	<b>372</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1942</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>6284</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

- Gym

### Location

**Location:** Kato Deftera                      Region: **Nicosia**  
**Coordinates: 35.084871 / 33.2764365**

## Price: €1 380 000 + VAT

VAT for this property is **€184,297** or **€262,200**. 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>~€51 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 710.00/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

€1 380 000 on Jun 20, 2024



