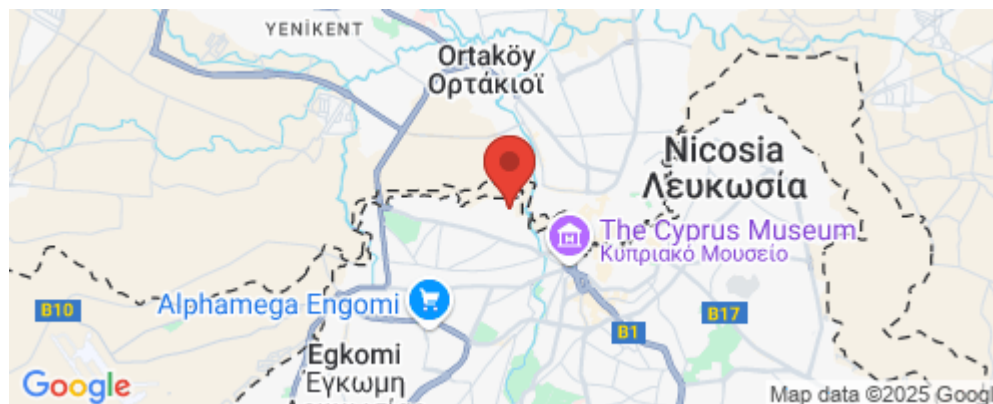


## 5 Bedroom House for Sale in Nicosia District

- 5 bedrooms
- 8 W/C
- Internal Area 465m2
- Basement 285m2
- Covered Verandas 70m2
- Uncovered Verandas 60m2
- Garden 220m2
- Plot Area 490m2
- Swimming Pool
- Underfloor Heating
- Gym
- Lift
- Storage
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area	<b>465</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>490</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>6337</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>

### Amenities

- Gym

### Location

Region: **Nicosia**  
 Coordinates: **35.179666545243 / 33.345478789871**

## Price: €3 300 000 + VAT

VAT for this property is **€477,968** or **€627,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 097.00/m²</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: +35722344842			

## Price change history

€3 300 000 on Jun 27, 2024



1st Floor Plan

285m<sup>2</sup> Covered internal area  
55m<sup>2</sup> Covered terrace  
Elevator  
Stairs  
Office  
4 En-suite bedrooms  
1 En-suite master bedroom with walk-in closet and sitting area  
Terrace

