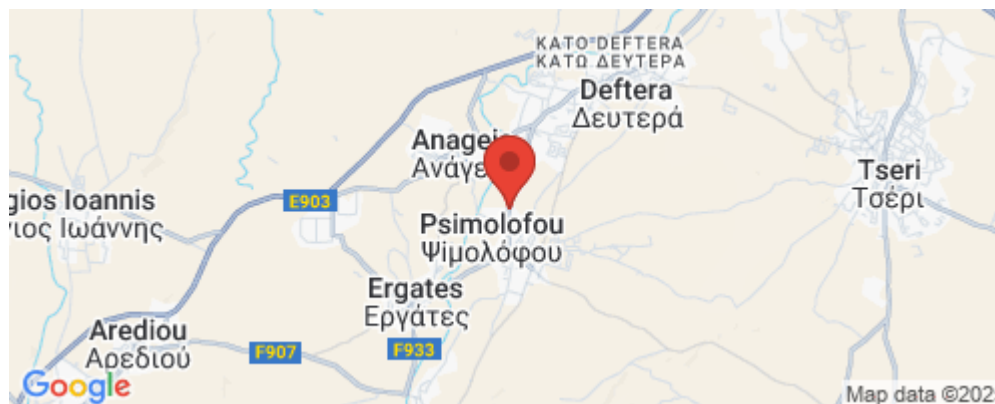


## 3 Bedroom House for Sale in Psimolofou, Nicosia District

Under construction modern three bedroom house for sale in Psimolofou.



This amazing house will be built on 339.5m<sup>2</sup> plot with 149m<sup>2</sup> of internal areas. It will consist of three bedrooms, the main with en-suite bathroom, guest WC, and it will offer provisions for A/C and for heating, photovoltaic panels 3KW installed, and covered parking.

Price: €269,000 + V.A.T.

REFERENCE NUMBER: 53359

### Property Info

Covered Area	<b>149</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>340</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>53359</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

**Location:** Psimolofou

Region: **Nicosia**

Coordinates: **35.066985365993 / 33.25981264211**

**Price: €269 000 + VAT**

VAT for this property is **€13,450** or **€51,110**. 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>€1 805.00/m<sup>2</sup></b>		

**Representative: NCH Real Estate**

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

**Price change history**

€269 000 on Jul 31, 2024

