

## 3 Bedroom House for Sale in Nicosia District

Semi detached two-storey wooden house with an attic located in Archangelos, Lakatamia, Nicosia. The ground floor consists of an open plan sitting room/ dining room, office, kitchen with sitting and dining area, laundry room and guest toilet. The first floor consists of three bedrooms (of which the main is en-suite with a shower/toilet) and a main bathroom. Furthermore there is also an open-plan attic with an area of 28sq.m. It is located approximately 300m east of Iroon Avenue, approximately 460m northwest of Archangelos junction and approximately 230m north of Ayios Panteleimonas Primary School. Building permit application submitted at the local authorities for additions/amendm...



### Property Info

Covered Area **230**  
Covered Veranda **28**

### Plot / Area Info

Plot area **347**

### Additional info

Reference Number **23581**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **2**

### Amenities

### Location

Region: **Nicosia**  
Coordinates: **35.137596 / 33.304701**

## Price: €299 000 + VAT

VAT for this property is **€29,510** or **€56,810**. 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>~€8 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 300.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€330 000 on Aug 1, 2024  
€299 000 on Nov 28, 2024











