

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

- ✓ House in a large field located in Dali, Nicosia, Panagia Evangelistria quarter
- ✓ Internal area 226m<sup>2</sup> and 37m<sup>2</sup> covered veranda
- ✓ Total land area is 1,719m<sup>2</sup>
- ✓ Ground floor: Entrance room, open plan space with dining room and sitting area, kitchenette, kitchen with a dining and a sitting room, guest wc
- ✓ First floor: 3 bedrooms (1 unsuited), bathroom,
- ✓ Attic can be used as a bedroom.

The asset was acquired by Themis Portfolio Management Holdings Limited within the restructuring framework provided for in the Cyprus tax legislation. We recommend that you seek independent advice regarding any property transfer fees that may be applicable.

| Property Info                             |            | Plot / Area Info      |                       | Additional info        |              |
|---|------------|-----------------------|-----------------------|------------------------|--------------|
| Covered Area                              | <b>226</b> | Parking               | <b>Uncovered, Yes</b> | Reference Number       | <b>36160</b> |
|   |            |                       |                       | Property type          | <b>House</b> |
| Condition                                 |            |                       | <b>Pre-Owned</b>      |                        |              |
| Bathrooms                                 |            |                       | <b>1</b>              |                        |              |
| Amenities                                 |            | Location              |                       |                        |              |
|   |            | <b>Location:</b> Dali |                       | Region: <b>Nicosia</b> |              |
| Coordinates: <b>35.016576 / 33.414128</b> |            |                       |                       |                        |              |

## Price: €430 000 + VAT

VAT for this property is **€41,744** or **€81,700**. 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<br>Price per SQM | <b>~€13 800.00</b><br><b>€1 903.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€430 000 on Aug 9, 2024





