

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

- ✓ House in a large field located in Dali, Nicosia, Panagia Evangelistria quarter
- ✓Internal area 226m² and 37m² covered veranda
- ✓Total land area is 1,719m²
- ✓ 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	226	Parking	Uncovered, Yes	Reference Number	36160
				Property type	House
				Condition	Pre-Owned
				Bathrooms	1

Amenities Location

**Location:** Dali Region: **Nicosia** 

Coordinates: 35.016576 / 33.414128



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	Excluded	Title transfer fee	Title transfer fee ~€13 800.00		None
		Price per SOM	€1 903.00/m <sup>2</sup>	Common expenses	None

## **Representative: Kalogirou Real Estate**

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## **Price change history**

€430 000 on Aug 9, 2024

















