

## 3 Bedroom House for Sale in Agios Epifanios Oreinis, Nicosia District

The asset is a detached ground floor house with a semi-basement and swimming pool in Agios Epifanios Oreinis. It is located 470m from the old church of Agios Epifanios and 500m from Nicosia-Palaiochori road. The house is built within a land area of 7,000sqm and it's adjacent to a registered road with a total road frontage of 6m. 

The ground floor consists of a kitchen, living room, dining room and 3 en-suite bedrooms. The semi-basement consists of a living area, playroom, kitchen, storage room, boiler room, bathroom and covered parking space. There are also, covered and uncovered verandas on both levels, a yard with a swimming pool, barbecue area with a minibar.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>320</b>	Plot area	<b>7000</b>	Reference Number	<b>38199</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
				Bathrooms	<b>2</b>
				View	<b>Mountains view</b>

Amenities	Location
	<b>Location:</b> Agios Epifanios Oreinis
	Region: <b>Nicosia</b>
	Coordinates: <b>34.991027 / 33.124078</b>

## Price: €395 000 + VAT

VAT for this property is **€49,128** or **€75,050**. 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 Price per SQM	<b>~€12 400.00</b> <b>€1 234.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€395 000 on Aug 9, 2024

