

## 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-Palatiochori 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, barbeque area with a minibar.

### Property Info

Covered Area **320**  
 Furnishing **Unfurnished**  
 Heating **Central Heating, Yes**

### Plot / Area Info

Plot area **7000**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **38199**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**  
 View **Mountains view**

### Amenities

#### Location

**Location:** Agios Epifanios Oreinis      Region: **Nicosia**  
 Coordinates: **34.991027 / 33.124078**

## 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	<b>~€12 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 234.00/m<sup>2</sup></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>
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## Price change history

€395 000 on Aug 9, 2024

