

## 3 Bedroom House for Sale in Analiontas (Kataliontas), Nicosia District

Incomplete Two-Storey Detached house for Sale in Analiontas area, Nicosia. Analiontas is a small village that has some amenities as supermarket, museum, school etc. Analiontas is located at an altitude of 380 meters at a distance of 20 kilometers south of Nicosia

The internal covered area is 190 sq.m. when finished, the ground floor of the property will consist of a living and dining room, a separate kitchen with a sitting area, utility room, storage room and a guest toilet.

The first floor will consist of three bedrooms of which the master bedroom will be en-suite and a common bathroom.

Externally, the property offers a parking space and a garden.

It must be no...

| Property Info | Plot / Area Info | Additional info  |
|---------------|------------------|------------------|
| Covered Area  | <b>190</b>       | Plot area        |
|               |                  | <b>380</b>       |
|               |                  | Reference Number |
|               |                  | <b>44705</b>     |
|               |                  | Property type    |
|               |                  | <b>House</b>     |
|               |                  | Condition        |
|               |                  | <b>Brand New</b> |
|               |                  | Bathrooms        |
|               |                  | <b>1</b>         |

### Amenities

- Guest WC

### Location

**Location:** Analiontas (Kataliontas) Region: **Nicosia**

## Price: €160 000 + VAT

VAT for this property is **€12,716** or **€30,400**. 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>None</b><br><b>€842.00/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

€160 000 on Aug 9, 2024



