

## 3 Bedroom House for Sale in Nicosia District

- 3 Bedrooms
- 3 W/C
- Internal Area 177m<sup>2</sup>
- Covered Veranda 45m<sup>2</sup>
- Plot Area 361m<sup>2</sup>
- Swimming Pool
- Barbeque
- En Suite Bathroom
- Guest WC
- Covered Parking
- Energy class 'A'
- Photovoltaic Panels



### Property Info

Covered Area **177**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **361**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **7514**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

### Amenities

- Guest WC

### Location

Region: **Nicosia**  
 Coordinates: **35.0749649 / 33.3824408**

## Price: €580 000 + VAT

VAT for this property is **€41,386** or **€110,200**. 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>~€19 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 277.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€580 000 on Aug 29, 2024



