

## 4 Bedroom House for Sale in Nicosia District

The property is a house in Archangelos/Anthoupoli. It is located 450m from the 6th Primary School of Agios Panteleimonas.



On the ground floor, the house consists of an open plan living - dining - sitting area with a fireplace, kitchen, storage area, an office and a guest toilet.

On the first floor, it comprises 4 bedrooms and a common bathroom. The basement consists of two office spaces, a laundry room, a kitchen, a toilet with a shower, a storage area, and a boiler room.

The house has a covered area of 238sqm, covered verandas of 54sqm, uncovered verandas of 26sqm and a basement area of 103sqm. It is build in a plot with a land area of 694sqm.

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| <b>Property Info</b> |     | Plot / Area Info |     | Additional info  |           |
|----------------------|-----|------------------|-----|------------------|-----------|
| Covered Area         | 238 | Plot area        | 694 | Reference Number | 22240     |
|                      |     |                  |     | Property type    | House     |
|                      |     |                  |     | Condition        | Pre-Owned |
|                      |     |                  |     | Bathrooms        | 3         |

Amenities Location



Region: **Nicosia** 

Coordinates: **35.139867046916** / **33.301721948632** 



Price: €505 000 + VAT

VAT for this property is €51,391 or €95,950. 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 ~€16 800.00

Price per SQM €2 122.00/m²

Common expenses None

## **Representative: Kazo Real Estate**

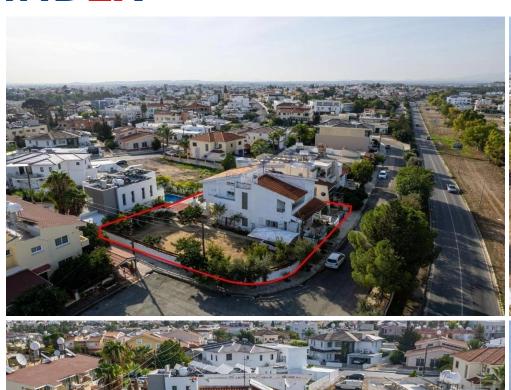
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License number 372/E Legal name N/A

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## **Price change history**

€505 000 on Aug 29, 2024









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