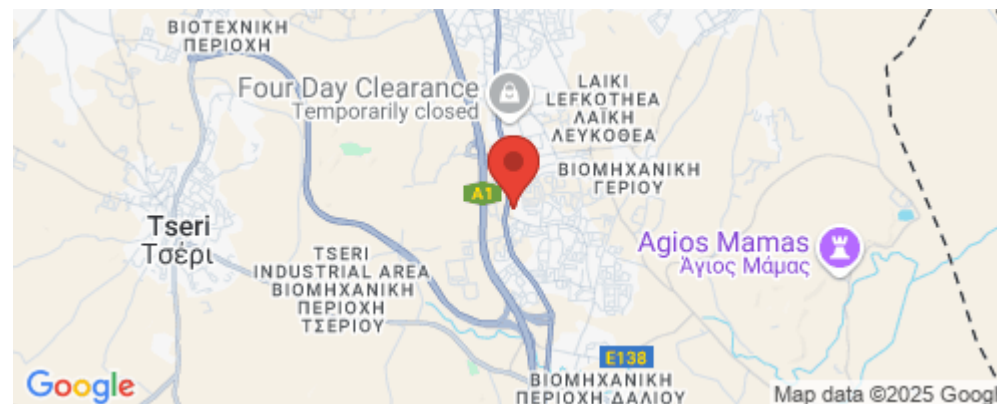


## 3 Bedroom House for Sale in Nicosia District

- 3 Bedrooms
- 3 W/C
- Internal Area 198m<sup>2</sup>
- Covered Veranda 59m<sup>2</sup>
- Plot Area 533m<sup>2</sup>
- Swimming Pool
- En Suite Bathroom
- Guest WC
- Covered Parking
- Energy class 'A'



### Property Info

Covered Area	<b>198</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Amenities

- Guest WC

### Plot / Area Info

Plot area	<b>533</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>7524</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Location

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

## Price: €750 000 + VAT

VAT for this property is **€62,955** or **€142,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 788.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

## Price change history

€750 000 on Aug 30, 2024

