

## 3 Bedroom House for Sale in Dali, Nicosia District

"House 114" located in Dali, Nicosia, stands out as a prestigious 3-bedroom residence for sale. This unit, designed with modern living in mind, includes features such as covered parking, provisions for central heating and air conditioning, and a pressure water system. It also boasts thermal windows and bricks for optimal energy efficiency, a storage room for added convenience, and an ensuite bathroom for added luxury.

The house is environmentally conscious, equipped with a photovoltaic system, and holds an Energy Performance Certificate Class A, ensuring a sustainable and comfortable living experience.

| Property Info                               |            | Plot / Area Info      |            | Additional info        |                           |
|---|------------|-----------------------|------------|------------------------|---------------------------|
| Covered Area                                | <b>163</b> |                       |            | Reference Number       | <b>6091</b>               |
| Covered Veranda                             | <b>3</b>   | Plot area             | <b>240</b> | Property type          | <b>House</b>              |
| Uncovered Veranda                           | <b>30</b>  |                       |            | Condition              | <b>Under Construction</b> |
|   |            |                       |            |                        | <b>3</b>                  |
| Amenities                                   |            | Location              |            |                        |                           |
|   |            | <b>Location:</b> Dali |            | Region: <b>Nicosia</b> |                           |
| Coordinates: <b>35.0195632 / 33.4192946</b> |            |                       |            |                        |                           |

## Price: €258 000 + VAT

VAT for this property is **€15,781** or **€49,020**. 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>€1 583.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€258 000 on Sep 10, 2024

