


## 3 Bedroom House for Sale in Agioi Trimithias, Nicosia District

This elegant two-storey 3-bedroom villa in Agioi Trimithias offers a perfect blend of contemporary design and peaceful rural living. The villa features  open-plan living spaces, a modern kitchen, and private outdoor areas that can be personalized with gardens or a pool. Large windows provide beautiful views of the surrounding nature, while the master bedroom includes a private balcony for a tranquil retreat. The villa also includes an en suite bathroom and a spacious yard. With a total plot size of 243 sq.m, internal covered area of 178 sq.m, covered terrace of 33 sq.m, uncovered terrace of 22 sq.m, and a basement of 88 sq.m, this home provides ample space and comfort. The villa also has p...

### Property Info

Covered Area	<b>211</b>
Covered Veranda	<b>33</b>
Uncovered Veranda	<b>22</b>

### Plot / Area Info

Plot area	<b>243</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>232808</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Agioi Trimithias

Region: **Nicosia**

Coordinates: **35.117962459496 / 33.216404172305**

## Price: €285 000 + VAT

VAT for this property is **€25,785** or **€54,150**. 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>€1 351.00/m²</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: +35795129336, +35799409010			

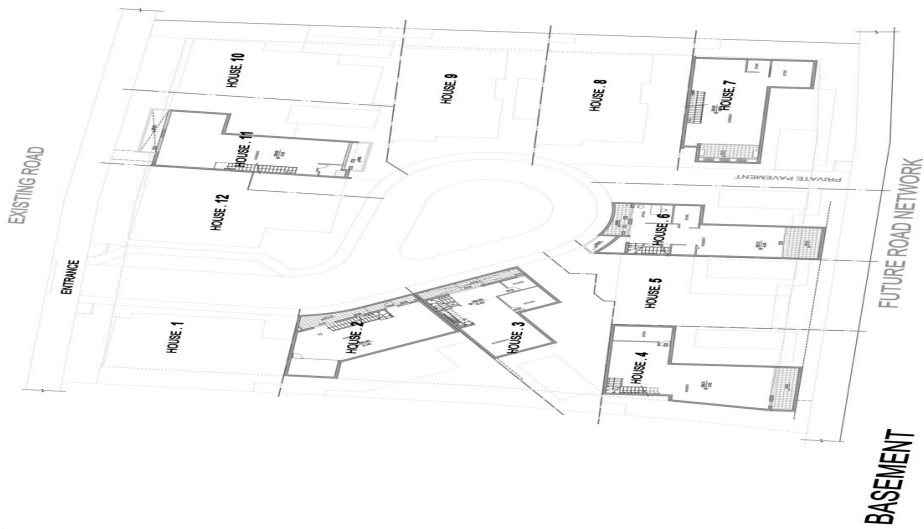
## Price change history

€285 000 on Sep 13, 2024

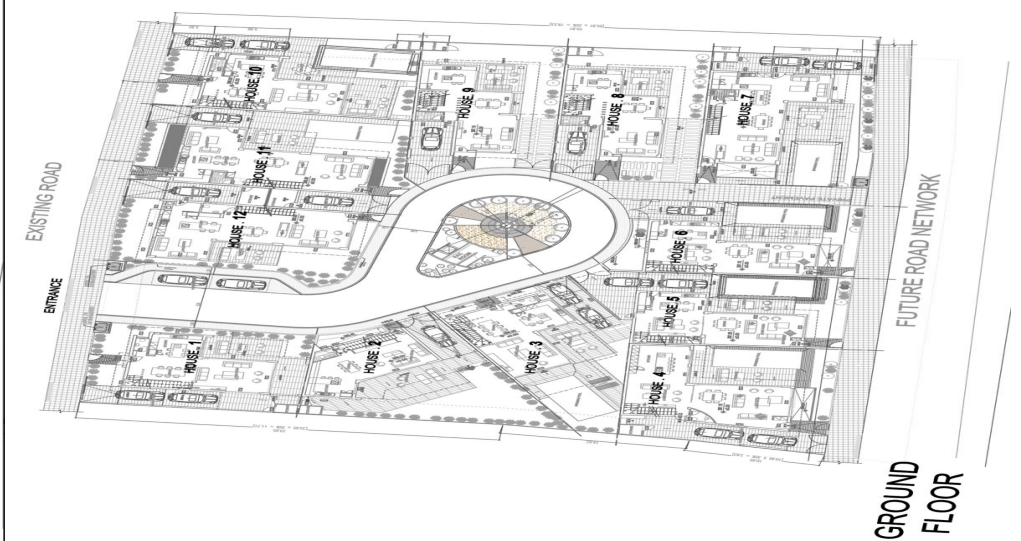








**BASEMENT**



**GROUND FLOOR**



