

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

Reference ID: #SA28951 Price details: €395,000 The asset is a detached ground floor house with a semi-basement and swimming pool in Agios Epifanios Oreinis. It is located 470m from the old church of Agios Epifanios and 500m from Nicosia-Palaiochori road. The house is built within a land area of 7,000sqm and it's adjacent to a registered road with a total road frontage of 6m. The ground floor consists of a kitchen, living room, dining room and 3 en-suite bedrooms. The semi-basement consists of a living area, playroom, kitchen, storage room, boiler room, bathroom and covered parking space. There are also, covered and uncovered verandas on both levels, a yard with a swimming pool, barbeque...



### Property Info

Covered Area	<b>461</b>
Covered Veranda	<b>Not provided</b>
Uncovered Veranda	<b>Not provided</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Plot area	<b>7000</b>
Pool	<b>Private, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA28951</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

#### Location

**Location:** Pera

Coordinates: **34.99129349868 / 33.124006826752**

Region: **Nicosia**

## Price: €395 000 + VAT

VAT for this property is **€57,057** or **€75,050**. 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>~€12 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€857.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€395 000 on Sep 27, 2024





