

## 5 Bedroom House for Sale in Nicosia

Beautiful Four-bedroom house with attic and pool for sale in Archangelos-Lakatamia.



This beautiful house has 260m<sup>2</sup> internal areas, 35m<sup>2</sup> uncovered veranda, 150m<sup>2</sup> garden on a 381m<sup>2</sup> plot. On the ground floor, there is a dining room with a living room, a kitchen with a second living room, and a guest toilet. On the first floor, there are four bedrooms (the master-bedroom has a private bathroom and a walk-in closet) and a main bathroom. On the third floor, there is an attic that has a private bathroom and can be used as a bedroom.

The house has central heating in all rooms, double glazing windows, A/C split units, electrical appliances such as oven, microwave, blinds, dish washer,...

### Property Info

Covered Area	<b>260</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>In Progress</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>381</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>53838</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Nicosia  
**Coordinates:** **35.128723396647 / 33.30677736328**

Region: **Nicosia**



## Price: €365 000 + VAT

VAT for this property is **€39,869** or **€69,350**. 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>~€11 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 404.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
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## Price change history

€380 000 on Oct 4, 2024  
 €365 000 on May 13, 2025











