

## 4 Bedroom House for Sale in Geri, Nicosia District

- 3+1 bedrooms
- 3 W/C
- Internal Area 170m<sup>2</sup>
- Covered Veranda 27m<sup>2</sup>
- Uncovered Veranda 6m<sup>2</sup>
- Plot Area 289.50m<sup>2</sup>
- Covered Parking
- Energy Efficiency "A"
- Photovoltaic Panels
- Underfloor Heating
- Electric Shutters



### Property Info

Covered Area	<b>170</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>290</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>8743</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Garden

### Location

**Location:** Geri      Region: **Nicosia**  
**Coordinates:** **35.1075703 / 33.422429**

## Price: €445 000 + VAT

VAT for this property is **€29,579** or **€84,550**. 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>€2 618.00/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>
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## Price change history

€430 000 on Nov 16, 2024

€445 000 on Aug 28, 2025

