

## 4 Bedroom House for Sale in Nicosia - Kaimakli

The property is a semi-detached house in a 50% shared land, in Kaimakli. It is located 150m from Frederick University and 170m from Archbishop Makariou III Avenue.



It has a total covered area of 313sqm, 5sqm covered verandas and 189sqm of basement. The plot has a land area of 505sqm.

The ground floor consists of a hall, living room with fireplace, an open plan living and dining area, office space, separate kitchen with extra dining room, laundry room and a guest WC.

The first floor consists of four bedrooms, one of which is en-suite, a laundry room, one bathroom and an uncovered veranda.

The basement consists of parking spaces and an extra large room.

### Property Info

### Plot / Area Info

Covered Area **313**

### Additional info

Reference Number **24445**

Property type **House**

Condition **Pre-Owned**

Bathrooms **2**

### Amenities

### Location



**Location:** Nicosia - Kaimakli

Region: **Nicosia**

Coordinates: **35.180124199614 / 33.378420094529**

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## Price: €445 000 + VAT

VAT for this property is **€54,694** 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>~€14 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 422.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€445 000 on Nov 19, 2024

