


## 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 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.

Sale...

### 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**

## Price: €415 000 + VAT

VAT for this property is **€51,007** or **€78,850**. 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>~€13 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 326.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€445 000 on Nov 19, 2024

€415 000 on Sep 18, 2025

