

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

Under construction modern three bedroom house in a prime area in Kallithea, Nicosia-Cyprus



The house will be built on a 280m<sup>2</sup> plot with 168m<sup>2</sup> of internal area plus 18.2m<sup>2</sup> covered veranda. It will have three bedrooms (all of them with en-suite bathrooms), guest WC, one covered and one uncovered parking. Also, it will offer provisions for A/C split units and for heating as well as for alarm system and CCTV. In addition, it will have installed photovoltaic panels 3KW.

The house will be located in a quiet area with easy access to the highway.

Price: €297,000 + V.A.T.

REFERENCE ID: 54224

#### Property Info

Covered Area **168**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **280**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **54224**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **3**

#### Amenities

#### Location



**Location:** Kalithea

Region: **Nicosia**

Coordinates: **35.058814725348 / 33.397241997945**

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## Price: €297 000 + VAT

VAT for this property is **€19,305** or **€56,430**. 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>€1 768.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

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## Price change history

€284 000 on Nov 19, 2024

€297 000 on Feb 28, 2025



