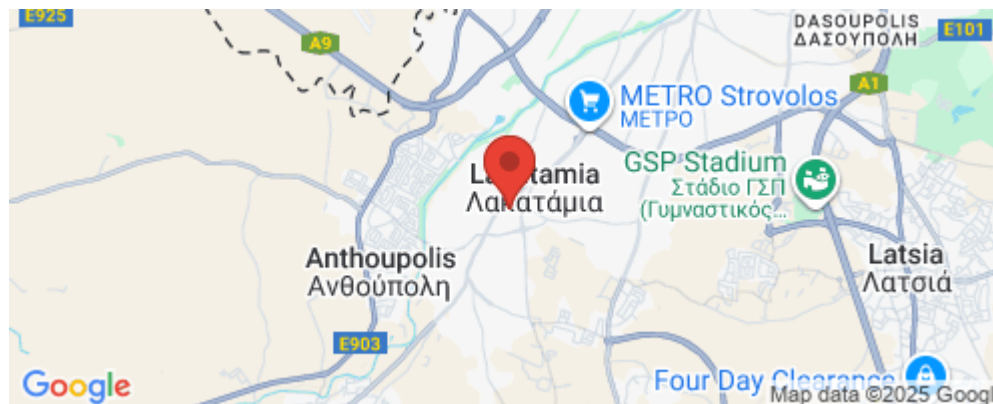


## 2 Bedroom House for Sale in Nicosia District

- 2 bedrooms
- 2 W/C
- Internal Area 140m<sup>2</sup>
- Basement 23m<sup>2</sup>
- Basement Parking
- Garden
- Attic/Storage
- Close to several amenities



### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>140</b>                  |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>8831</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Guest WC

### Location

Region: **Nicosia**  
 Coordinates: **35.11450036435 / 33.310349985353**

## Price: €230 000 + VAT

VAT for this property is **€11,500** or **€43,700**. 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>€1 643.00/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>               |
| Phone: +35722344842 |             |            |                          |

## Price change history

€250 000 on Nov 21, 2024  
€230 000 on Jan 23, 2025





