

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

- 4 bedrooms
- 5 W/C
- Internal Area 396m2
- Covered Verandas 30m2
- Covered Parking
- Uncovered Parking
- Plot Area 308m2
- Storage
- A/C
- Jacuzzi
- Office
- Next to green area



### Property Info

Covered Area  
Heating  
Air Conditioning

**396**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area **308**

### Additional info

Reference Number **8830**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

- Storage room

### Location

**Location:** Sia  
Coordinates: **34.952917021995 / 33.392384126202**

Region: **Nicosia**

## Price: €380 000 + VAT

VAT for this property is **€52,048** or **€72,200**. 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>~€11 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€960.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€450 000 on Nov 22, 2024  
€380 000 on Jan 31, 2026









