

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

Under construction beautiful three bedroom ground floor house in a quiet area in Pera Oreinis, Nicosia-Cyprus



The house will be built on a 406m<sup>2</sup> plot with 131.7m<sup>2</sup> of internal area plus 18.35m<sup>2</sup> verandas and garage. It will have three bedrooms (master bedroom with en-suite bathroom and walk-in closet), guest WC, laundry room, and covered parking. Also, it will offer provisions for A/C split units and for heating as well as for alarm system and for CCTV. In addition, it will have installed photovoltaic panels 4KW.

The house will be located in a quiet area ideal for families.

Price: €229,000 + V.A.T.

REFERENCE ID: 54288

#### Property Info

Covered Area **132**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **406**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **54288**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **2**

#### Amenities

#### Location



- Storage room

**Location:** Kambia

Region: **Nicosia**

Coordinates: **35.025015745479 / 33.25338062334**

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## Price: €229 000 + VAT

VAT for this property is **€11,450** or **€43,510**. 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>€1 735.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

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## Price change history

€319 000 on Nov 26, 2024

€229 000 on Feb 6, 2025

