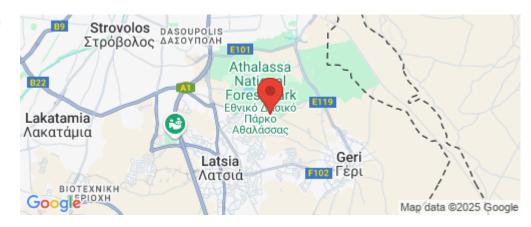


## 4 Bedroom House for Sale in Geri, Nicosia District

Elegant four bedroom house with basement and large garden for sale in a great area in Pen Hill, Latsia.



This unique house has 194m2 of internal areas with 50m2 of covered verandas, 45m2 basement on a 1877m2 plot. This unique house consists of four bedrooms (the master bedroom with en-suite bathroom and walk-in closet), as well as a main bathroom and a guest WC. It also has two living rooms, and a nice kitchen. Moreover, it comes with A/C split system and central heating, parguet flooring, big windows, and a beautiful big garden with a lawn.

1/5

The large basement has a separate entrance and its own bathroom, and it can be modified as a big studio.

Located in a great area ...

Property Info	Plot / Area Info	0	Additional info	
Covered Area 194 Energy Efficiency B Air Conditioning All room	Plot area Parking	1877 Covered, Yes	Reference Number Property type Condition Bathrooms	54336 House Pre-Owned 3

Amenities Location

• Storage room Region: Nicosia

Coordinates: **35.12138596947** / **33.395307478639** 



Price: €950 000 + VAT

VAT for this property is €77,665 or €180,500. 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 Excluded

Title transfer fee ~€34 600.00

Price per SQM €4 897.00/m²

Common expenses None

## **Representative: NCH Real Estate**

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## **Price change history**

€1 200 000 on Nov 28, 2024 €1 050 000 on Jan 21, 2025 €950 000 on Feb 6, 2025

















