

## 4 Bedroom House for Sale in Nicosia District

4 bedroom detached house with swimming pool in Anthoupoli



The property is located in a very quiet neighborhood with easy access to the Nicosia - Troodos highway.

Features:

- ☑ 249sqm of interior space on a 562sqm plot
- ☑ 4 bedrooms, one of which is en-suite
- ☑ 2 covered parking spaces and storage room
- ☑ A/C SPLIT UNIT for Cooling & Heating
- ☑ Electric underfloor heating
- ☑ Utility room
- ☑ Guest WC
- ☑ Double-sided fireplace
- ☑ Large garden with swimming pool
- ☑ Security system
- ☑ Solar and pressurized water system
- ☑ Electrical appliances
- ?...

### Property Info

Covered Area	<b>249</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>562</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>233704</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2019</b>
Bathrooms	<b>2</b>

### Amenities

### Location



Region: **Nicosia**

Coordinates: **35.105977754495 / 33.290400802127**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

**Price: €600 000 + VAT**

VAT for this property is **€63,398** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 410.00/m<sup>2</sup></b>		

**Representative: MySpace**

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

**Price change history**

€600 000 on Dec 5, 2024



