

## 4 Bedroom House for Sale in Nicosia District

Under Construction four bedroom house for sale in Lakatamia, Nicosia – Cyprus.



This modern house will be built on a 401m2 plot and will have an internal area of 193.6m2 plus 21m2 covered veranda. In addition, the house will have provisions for a/c, provisions for heating, photovoltaics installed, covered parking, storage room and Energy class A certification.

It will be built in a great location close to many amenities and parks.

Price: 500,000 + VAT

ID: 44914

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>194</b>			Reference Number	<b>44914</b>
Furnishing	<b>Unfurnished</b>			Property type	<b>House</b>
Energy Efficiency	<b>A</b>	Plot area	<b>401</b>	Condition	<b>Under Construction</b>
Heating	<b>Yes</b>	Parking	<b>Covered, Yes</b>	Bathrooms	<b>2</b>
Air Conditioning	<b>All rooms, Yes</b>				
Amenities	Location				



- Storage room

Region: **Nicosia**

Coordinates: **35.107273858994 / 33.316679371442**

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

**Price: €500 000 + VAT**

VAT for this property is **€40,876** or **€95,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 577.00/m<sup>2</sup></b>		

**Representative: NCH Real Estate**

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**Price change history**

€460 000 on Sep 21, 2023

€550 000 on Feb 14, 2024

€500 000 on Apr 11, 2025

