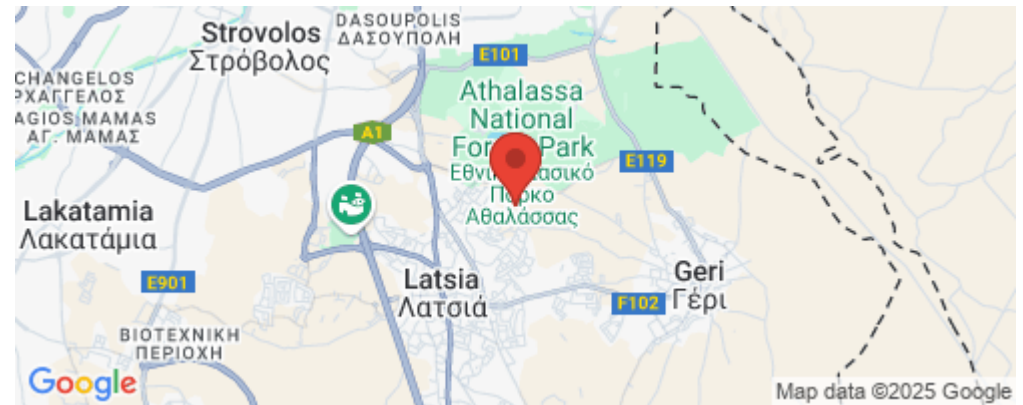


## 4 Bedroom House for Sale in Geri, Nicosia District

Under construction amazing three bedroom plus office house for sale near Athalassa's Park in Geri, Nicosia-Cyprus.



This beautiful house will be built on a 289.5m<sup>2</sup> plot with 170m<sup>2</sup> of internal area, 22m<sup>2</sup> of covered veranda and 6m<sup>2</sup> of uncovered veranda. It will also have underfloor heating, photovoltaic system 6 KW, provision for A/C, double covered parking and en-suite bathroom. Also, it will have option for fireplace and bbq.

Price: 430,000 + VAT

ID: 45788

### Property Info

Covered Area	<b>170</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>290</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>45788</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

### Location



**Location:** Geri

Region: **Nicosia**

Coordinates: **35.118528267925 / 33.390805036049**

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

## Price: €430 000 + VAT

VAT for this property is **€28,582** or **€81,700**. 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>€2 529.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€400 000 on Sep 21, 2023

€430 000 on Mar 7, 2024

