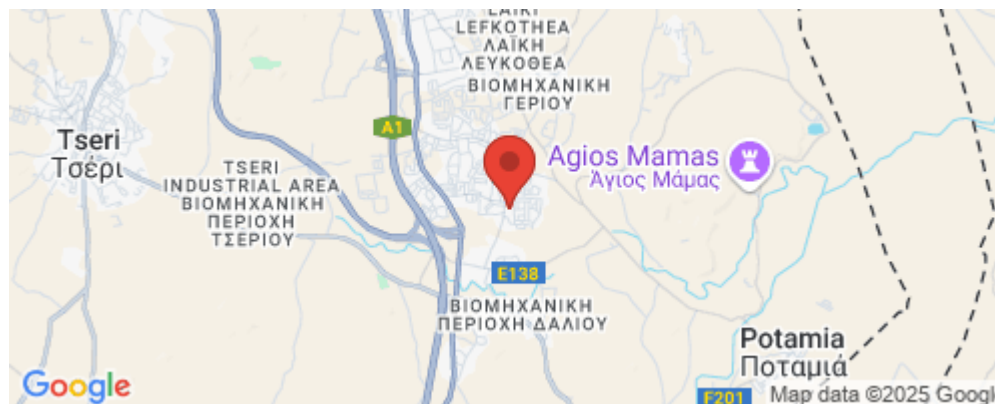


3 Bedroom House for Sale in Kalithea, Nicosia District

Luxurious three bedroom house for sale in Kallithea, Nicosia – Cyprus.



The project is located in a quite neighborhood in Kallithea near amenities and services. It is being built on a 262m2 plot with an internal area of 153m2 plus covered veranda. The house will have provisions for a/c, underfloor heating and photovoltaics 3KW installed, and covered parking.

Price: 288,000 + VAT

Reference ID: 46446

Property Info

| | |
|-------------------|--------------------------------|
| Covered Area | 153 |
| Energy Efficiency | A |
| Heating | Underfloor Heating, Yes |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|-----------|---------------------|
| Plot area | 262 |
| Parking | Covered, Yes |

Additional info

| | |
|------------------|---------------------------|
| Reference Number | 46446 |
| Property type | House |
| Condition | Under Construction |
| Bathrooms | 2 |

Amenities

Location

Location: Kalithea

Region: **Nicosia**

Coordinates: **35.062963731364 / 33.396903207499**

Price: €283 000 + VAT

VAT for this property is **€14,927** or **€53,770**. 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 | None | Common expenses | None |
| | | Price per SQM | €1 850.00/m² | | |

Representative: NCH Real Estate

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

Price change history

€288 000 on Sep 21, 2023

€283 000 on May 6, 2025



