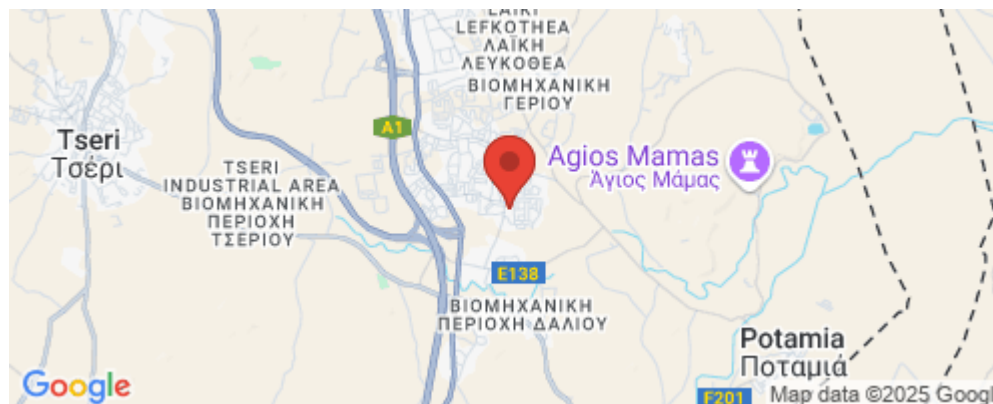


3 Bedroom House for Sale in Kalithea, Nicosia District

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 280m² plot with an internal area of 156m² plus covered veranda. The house will have provisions for a/c, underfloor heating and photovoltaics 3KW installed, and covered parking.

Price: 293,000 + VAT

Reference ID: 46447

Property Info

Covered Area	156
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	280
Parking	Covered, Yes

Additional info

Reference Number	46447
Property type	House
Condition	Under Construction
Bathrooms	2

Amenities

Location

Location: Kalithea

Region: **Nicosia**

Coordinates: **35.062963731364 / 33.396903207499**

Price: €293 000 + VAT

VAT for this property is **€16,228** or **€55,670**. 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	€1 878.00/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

€293 000 on Mar 18, 2025



