

3 Bedroom House for Sale in Lythrodontas, Nicosia District

The property is a ground floor detached house, located in Lythrodontas, Nicosia and situated on an 8% share of a residential field.



The house consists of a living room with fireplace, dining room, kitchen with utility room, laundry room, family bathroom, three (3) bedrooms, of which the master bedroom has an en-suite shower, toilet and walk-in wardrobe. Additionally, the house has 49sq.m. basement. Externally there is a wooden pergola, BBQ, covered parking area , boiler room and a landscaped yard.

No distribution agreement in place.

It is situated approximately 300m southeast of Lythodontas community and 300m south of the Primary School.

The property...

Property Info		Plot / Area Info		Additional info	
Covered Area	160	Plot area	870	Reference Number	50055
Heating	Central Heating, Yes	Parking	Covered, Yes	Property type	House
Air Conditioning	All rooms, Yes			Condition	Pre-Owned
				Bathrooms	2
Amenities		Location			



• Garden

**Location:** Lythrodontas

Region: **Nicosia**

Coordinates: **34.9493433 / 33.2994111**

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## Price: €195 000 + VAT

VAT for this property is **€11,456** or **€37,050**. 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>~€4 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 219.00/m²</b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€195 000 on Jan 10, 2025























