

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 Lythrodontas community and 300m south of the Primary School.

The property...

Property Info

Covered Area	160
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	870
Parking	Covered, Yes

Additional info

Reference Number	50055
Property type	House
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	Excluded	Title transfer fee	~€4 400.00	Common expenses	None
		Price per SQM	€1 219.00/m²		

Representative: Kalogirou Real Estate

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Price change history

€195 000 on Jan 10, 2025











