


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

- Garden

Location

Location: Lythrodontas Region: **Nicosia**
Coordinates: 34.9493433 / 33.2994111

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

