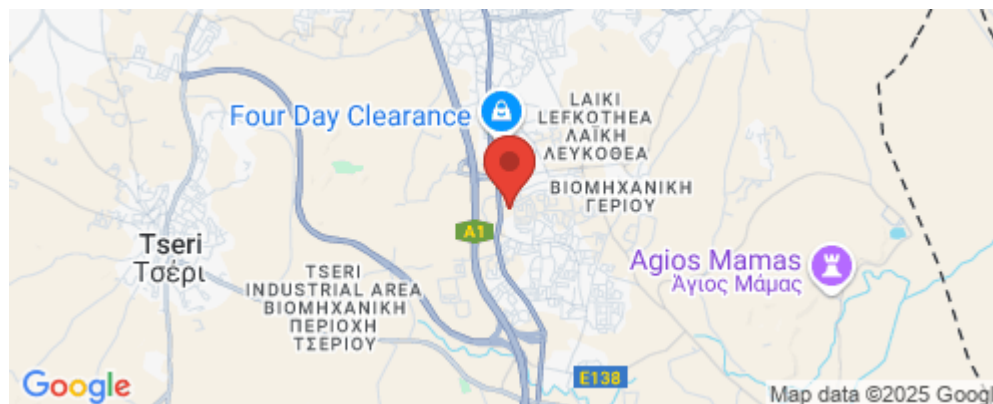


## 4 Bedroom House for Sale in Nicosia District

- 4 Bedrooms
- 4 W/C
- Internal Area 300m<sup>2</sup>
- Plot Area 630m<sup>2</sup>
- En Suite Bathroom
- Guest WC
- Garden
- 2 Covered Parking
- Storage



For sale is a stunning resale house located in the desirable neighborhood of Kalithea / Carlsberg.

This spacious home boasts an impressive internal area of 300 square meters, providing ample room for families and individuals alike. With four well-appointed bedrooms and three modern bathrooms, this property offers comfort and convenience for everyday living.

The house is situated on a large plot, allowing for outdoor activities and gardening. Built in 2014, it features contemporary des...

### Property Info

Covered Area  
Heating  
Air Conditioning

**300**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Parking

**630**  
**Covered, Yes**

### Additional info

Reference Number **9492**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

- BBQ zone

### Location

Region: **Nicosia**  
Coordinates: **35.077435460991 / 33.382963495215**

**Price: €370 000 + VAT**

VAT for this property is **€44,400** or **€70,300**. 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>~€11 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 233.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

**Price change history**

€385 000 on Jan 10, 2025  
€370 000 on Apr 15, 2025





