

## 4 Bedroom House for Sale in Nicosia District

- 4 bedrooms
- 4 W/C
- Internal Areas 241m2
- Covered Verandas 32m2
- Uncovered Verandas 19m2
- Plot Area 526m2
- Garage
- Underfloor Heating
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area	<b>241</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>526</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>9759</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

- Guest WC

### Location

Region: **Nicosia**  
Coordinates: **35.133860506245 / 33.302120502079**

## Price: €755 000 + VAT

VAT for this property is **€77,662** or **€143,450**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 133.00/m²</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

€745 000 on Jan 21, 2025  
 €715 000 on Feb 20, 2025  
 €755 000 on Jan 28, 2026



FLOOR PLANS - GROUND FLOOR

