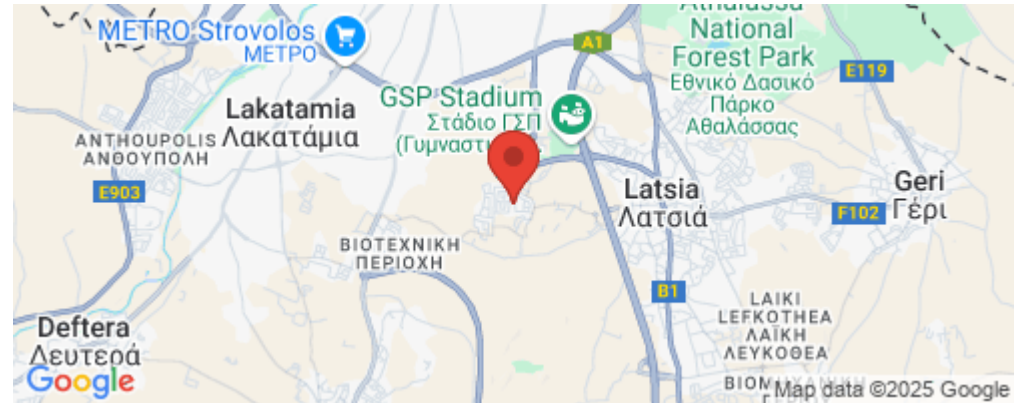


## 5 Bedroom House for Sale in GSP Area, Nicosia District

A unique, luxury 5 bedroom house in the GSP area, in a prime location, opposite the Junior & Senior School. Location: Plot: 695 sqm. Covered Area: 460 sq.m. (360 sq.m. indoor)Layout and FeaturesGround floor- Spacious dining and living areas- Separate kitchen- Home Theater Room- 1 bedroom/office- Guest toilet- Service room 22 sqm with separate entranceFirst Floor- 1 master bedroom with en suite bathroom and dressing room- 2 bedrooms with 1 shared bathroom- Covered parking 38 sqm (2 spaces) + 2 additional uncovered spaces- Terrace 39 sq.m. (covered)- Terrace 15 sq.m. uncoveredAdditional Benefits: General VRV system Underfloor heating Alarm system Fireplace Swimming pool Marble floorin...



### Property Info

Covered Area	<b>460</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>Partial, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>1-892</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>

### Amenities

#### Location

**Location:** GSP Area

Region: **Nicosia**

Coordinates: **35.106108180764 / 33.35287363002**

## Price: €830 000 + VAT

VAT for this property is **€119,809** or **€157,700**. 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>~€29 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 804.00/m<sup>2</sup></b>		

## Representative: Casa Mare

Registration number	<b>849</b>	Email	<b>info@casamare.cy</b>
License number	<b>169/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35799614265, +35722496830, +35796494288</b>			

## Price change history

€830 000 on Feb 5, 2025





