

## 4 Bedroom House for Sale in Nicosia District

- 4 bedrooms
- 3 WCs
- Internal area: 212 m<sup>2</sup>
- Fully air-conditions
- Plot Area 1025 m<sup>2</sup>
- Title Deed
- Covered parking



### Property Info

Covered Area  
Heating  
Air Conditioning

**212**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Parking

**1025**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**10059**  
**House**  
**Pre-Owned**  
**3**

### Amenities

- Garden

### Location

Region: **Nicosia**  
Coordinates: **35.015006540926 / 33.394027850116**

## Price: €285 000 + VAT

VAT for this property is **€25,919** or **€54,150**. 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>~€8 000.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 344.00/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: <b>+35722344842</b> |             |            |                          |

## Price change history

€340 000 on Feb 5, 2025

€285 000 on May 8, 2026

