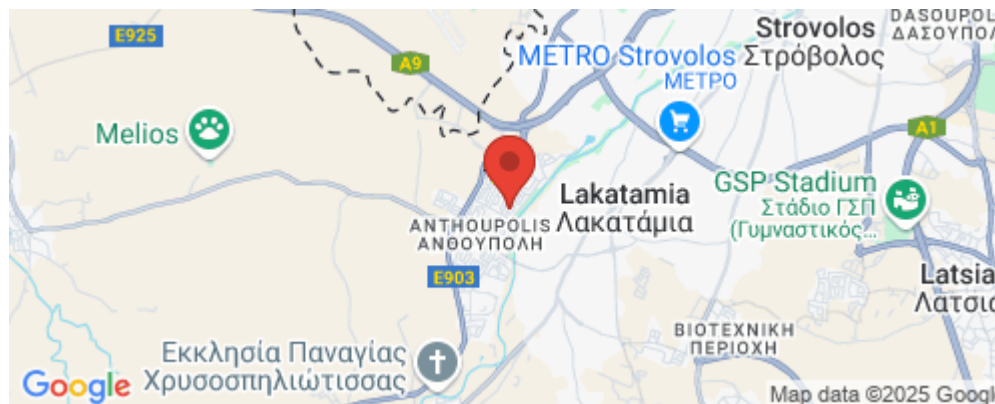


## 3 Bedroom House for Sale in Nicosia District

3 Bed Detached Luxury Villa in Lakatamia located close to Nicosia Mall



.The house consists of two large living rooms, a dining room, a separated fully equipped kitchen and a guest toilet on the ground floor. It was renovated in 2011.

.On the first floor there are three spacious bedrooms - one ensuite, a family bathroom and a laundry room.

.Externally, there is a private swimming pool, large covered/ uncovered verandas, a big garden and one covered and one uncovered parking area.

.3 Bedroom

.3 W/C

.Internal Areas 237m<sup>2</sup>

.Verandas 42m<sup>2</sup>

.Plot 536

.2 Living Room

.Kitchen

.Private Swimming pool

.Renovated in 2011<...

### Property Info

### Plot / Area Info

### Additional info

Covered Area  
Air Conditioning

**237**  
**All rooms, Yes**

Plot area  
Pool  
Parking

**536**  
**Yes**  
**Covered, Yes**

Reference Number  
Property type  
Condition

**10089**  
**House**  
**Pre-Owned**

**Amenities**

- Guest WC

**Location**

Region: **Nicosia**  
Coordinates: **35.117368068345 / 33.294638030841**

## Price: €450 000 + VAT

VAT for this property is **€45,627** or **€85,500**. 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>~€14 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 899.00/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

€450 000 on Feb 5, 2025



