

### 3 Bedroom House for Sale in Nicosia District

Detached stone built house for sale in Margi village, Nicosia. Margi is a small village that has some amenities as supermarket, school etc. Margi is situated on the outskirts of Nicosia, 6mins drive from the Pera Choriou/Nisou exit. It is built on a hill, overlooking the village which comprises of a few houses and plots of land distance of 20 kilometers south of Nicosia



The internal covered area is 220 sq.m. with a plot size of 330sqm. On the ground floor of the property will consist of a living and dining room, a separate kitchen with a sitting area, and a guest toilet.

The first floor will consist of three bedrooms of which the master bedroom will be en-suite and a common b...

#### Property Info

Covered Area **220**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **330**  
 Parking **Uncovered, Yes**

#### Additional info

Reference Number **50324**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

Region: **Nicosia**  
 Coordinates: **35.023605 / 33.327015**

## Price: €530 000 + VAT

VAT for this property is **€50,109** or **€100,700**. 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>~€17 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 409.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€530 000 on Feb 7, 2025







