

4 Bedroom House for Sale in Nicosia District

- 4 bedrooms
- 3 W/C
- Internal Area 222m2
- Covered Verandas 17m2
- Uncovered Verandas 79m2
- Plot Area 900m2
- Double Covered Parking
- Building Permit for 8x4 pool
- Office
- A/C
- Underfloor Heating
- Automated Front Gate
- Alarm System
- Photovoltaic Panels
- Energy Efficiency "A"



Property Info

Covered Area
Heating
Air Conditioning

222
Underfloor Heating, Yes
All rooms, Yes

Plot / Area Info

Plot area
Parking

900
Covered, Yes

Additional info

Reference Number
Property type
Condition
Bathrooms

9961
House
Brand New
3

Amenities

- BBQ zone

Location

Region: **Nicosia**
Coordinates: **35.106068398367 / 33.301702298427**

Price: €495 000 + VAT

VAT for this property is **€47,226** or **€94,050**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€2 230.00/m²		

Representative: Kadis Estates

Registration number	506	Email	info@kadis.com.cy
License number	62/E	Legal name	N/A
Phone: +35722344842			

Price change history

€595 000 on Feb 12, 2025

€495 000 on Apr 26, 2025



