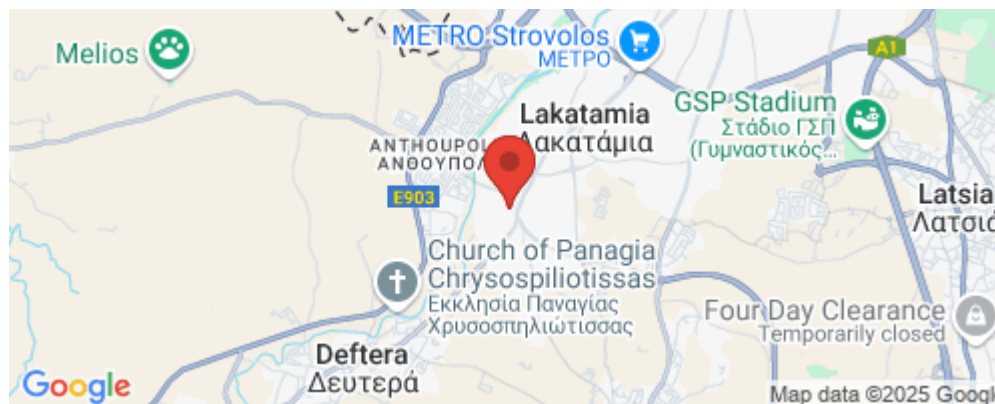


## 4 Bedroom House for Sale in Nicosia District

- 4 bedrooms
- 3 W/C
- Internal Area 222m<sup>2</sup>
- Covered Verandas 17m<sup>2</sup>
- Uncovered Verandas 79m<sup>2</sup>
- Plot Area 900m<sup>2</sup>
- 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 230.00/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: +35722344842			

**Price change history**

€595 000 on Feb 12, 2025

€495 000 on Apr 26, 2025



