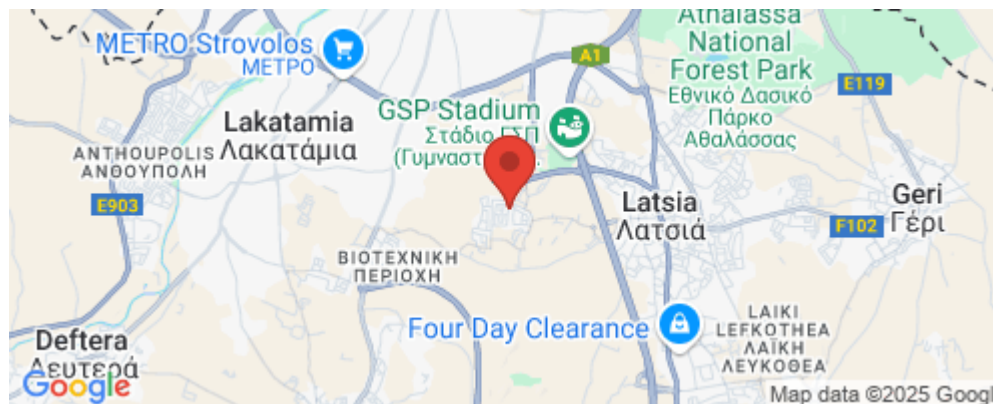


## 5 Bedroom House for Sale in GSP Area, Nicosia District

Exquisite four plus one bedroom two storey house for sale in a prime area in GSP, Nicosia-Cyprus.



The house has 300m<sup>2</sup> of internal areas plus 30m<sup>2</sup> covered verandas on a huge 726m<sup>2</sup> plot. On the ground floor it has an expansive open-plan living spaces with floor-to-ceiling windows, maid's room, fireplace, storage room, kitchen pantry, guest WC, landscaped gardens, verandas, barbeque, private swimming pool and external shower. The upper level comprises of four bedrooms (the main with en-suite bathroom and walk-in closet), laundry room, and spacious terraces.

In addition, the house comes with a full photovoltaic system installation (9.6 kwb), underfloor heating system with a he...

### Property Info

Covered Area	<b>300</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>726</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>54793</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** GSP Area  
Coordinates: **35.107176320054 / 33.352317103921**

Region: **Nicosia**

**Price: €1 200 000 + VAT**

VAT for this property is **€144,000** or **€228,000**. 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>€4 000.00/m<sup>2</sup></b>		

**Representative: NCH Real Estate**

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€1 200 000 on Feb 13, 2025

