

## 4 Bedroom House for Sale in Nicosia District

- 4 bedrooms
- 3 W/C
- Internal Area 161m<sup>2</sup>
- Covered Verandas 6.50m<sup>2</sup>
- Uncovered Veranda 25m<sup>2</sup>
- Plot Area 269m<sup>2</sup>
- 2 Parking Spaces
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area **161**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **269**

### Additional info

Reference Number **10440**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Garden

### Location

Region: **Nicosia**  
 Coordinates: **35.117619597051 / 33.308917507037**

## Price: €370 000 + VAT

VAT for this property is **€22,039** or **€70,300**. 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>€2 298.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€350 000 on Feb 19, 2025

€370 000 on Oct 1, 2025



