

## 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		Plot / Area Info		Additional info	
Covered Area	<b>161</b>			Reference Number	<b>10440</b>
Heating	<b>Central Heating, Yes</b>	Plot area	<b>269</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
				Bathrooms	<b>3</b>

Amenities	Location
• Garden	Region: <b>Nicosia</b> Coordinates: <b>35.117619597051 / 33.308917507037</b>

## 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 Price per SQM	<b>None</b> <b>€2 298.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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: <b>+35722344842</b>			

## Price change history

€350 000 on Feb 19, 2025

€370 000 on Oct 1, 2025



