

## 4 Bedroom House for Sale in Nicosia District

- 4 bedrooms
- 3 W/C
- Internal Area 162m<sup>2</sup>
- Covered Verandas 6.50m<sup>2</sup>
- Uncovered Veranda 21m<sup>2</sup>
- Plot 257m<sup>2</sup>
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area  
Heating  
Air Conditioning

**162**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area **257**

### Additional info

Reference Number **10445**  
Property type **House**  
Condition **Brand New**  
Bathrooms **3**

### Amenities

- Garden

### Location

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

## Price: €375 000 + VAT

VAT for this property is **€22,639** or **€71,250**. 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>€2 315.00/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: <b>+35722344842</b>			

## Price change history

€300 000 on Feb 19, 2025

€355 000 on Sep 13, 2025

€375 000 on May 1, 2026





ΧΩΡΟΤΑΞΙΚΟ ΣΧΕΔΙΟ  
ΚΑΤΩΦΗ ΕΞΟΓΕΙΟΥ  
ΚΛΙΜΑΚΑ 1:200

