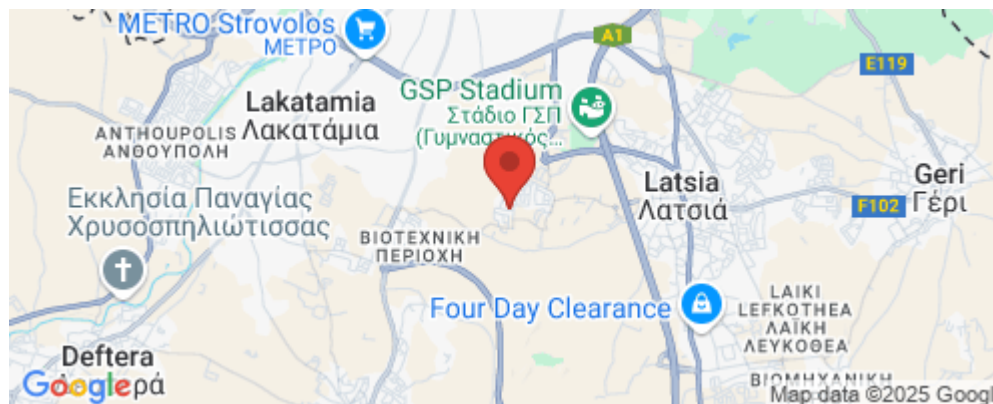


## 3 Bedroom House for Sale in GSP Area, Nicosia District

Under Construction luxury three bedroom house for sale in a prime area in G.S.P.



This modern designed luxury house consists of 146m<sup>2</sup> internal areas with 23m<sup>2</sup> terrace on a 258m<sup>2</sup> plot. The house has two garage and spacious veranda with a garden. On the ground floor, there is a large living room, a dining area, a modern kitchen with an island, all overlooking the garden, and also includes a guest toilet and a storage room. On the first floor, there is the master bedroom with en-suite and two other bedrooms with a shared bathroom.

In addition, it will have class A' energy certificate, sound and thermal insulation, solar water heater, provision for A/C and for Alarm, underflo...

### Property Info

Covered Area **146**  
Energy Efficiency **A**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **258**  
Parking **Covered, Yes**

### Additional info

Reference Number **54815**  
Property type **House**  
Condition **Under Construction**  
Bathrooms **2**

### Amenities

- Storage room

### Location

**Location:** GSP Area  
Coordinates: **35.104360377381 / 33.348656040192**

Region: **Nicosia**

## Price: €373 000 + VAT

VAT for this property is **€18,650** or **€70,870**. 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>€2 555.00/m²</b>		

## Representative: NCH Real Estate

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License number	<b>571/E</b>	Legal name	<b>N/A</b>
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## Price change history

€373 000 on Feb 19, 2025

