

## 4 Bedroom House for Sale in Tseri, Nicosia District

Luxurious Four – bedrooms Villa for Sale, in Tseri area, Nicosia. This luxurious villa is located within the administrative boundaries of Tseri Municipality, approximately 300 meters northwest of Tseri Avenue. Nestled on a vast 10,000 sq.m. plot, the property offers privacy, elegance, and a wealth of amenities designed for ultimate comfort.



The property has 1.583 sq.m. of internal covered areas. The ground floor features a spacious kitchen, multiple living rooms, a sitting area, a library, and a guest WC, creating an inviting atmosphere for both relaxation and entertaining. The first floor consists of four bedrooms with en-suite bathrooms, each designed with comfort in mind, ...

### Property Info

Covered Area	<b>887</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>10000</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>50568</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Guest WC

### Location

**Location:** Tseri  
**Coordinates:** **35.085765359256 / 33.324423509453**

**Region:** **Nicosia**

## Price: €3 800 000 + VAT

VAT for this property is **€632,034** or **€722,000**. 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>~€148 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 284.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€3 800 000 on Feb 20, 2025















