

## 3 Bedroom House for Sale in Nicosia District

- 3 bedrooms
- 3 W/C
- Internal Area 163m<sup>2</sup>
- Covered Verandas 8m<sup>2</sup>
- Uncovered Verandas 45m<sup>2</sup>
- Plot Area 285m<sup>2</sup>
- Garage
- Underfloor Heating
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area  
Heating  
Air Conditioning

**163**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area **285**  
Parking **Covered, Yes**

### Additional info

Reference Number **10477**  
Property type **House**  
Condition **Brand New**  
Bathrooms **3**

### Amenities

- Guest WC

### Location

Region: **Nicosia**  
Coordinates: **35.121558823455 / 33.307996552737**

## Price: €410 000 + VAT

VAT for this property is **€25,078** or **€77,900**. 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>€2 515.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kadis Estates

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License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€410 000 on Feb 20, 2025



