

## 4 Bedroom House for Sale in Nicosia District

- 4 bedrooms
- 3 W/C
- Internal Area 174m2
- Covered Verandas 13m2
- Uncovered Verandas 48m2
- Plot Area 285m2
- Garage
- Underfloor Heating
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area **174**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

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

### Additional info

Reference Number **10478**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Guest WC

### Location

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

## Price: €440 000 + VAT

VAT for this property is **€30,497** or **€83,600**. 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>€2 529.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€440 000 on Feb 20, 2025



