

## 4 Bedroom House for Sale in Nicosia District

- 4 Bedrooms
- 2 WC
- Internal Area 244m2
- Plot Area549m2
- Covered Veranda 50m2
- Uncovered Veranda 31m2



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**244**

Plot area  
Parking

**549**

**Covered, Yes**

Reference Number

**10485**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**2**

### Amenities

### Location

Region: **Nicosia**

Coordinates: **35.15779819977 / 33.396151945797**

## Price: €550 000 + VAT

VAT for this property is **€57,164** or **€104,500**. 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>~€18 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 254.00/m²</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: +35722344842 |             |            |                          |

## Price change history

€550 000 on Feb 20, 2025





