

## 3 Bedroom House for Sale in Kato Moni, Nicosia District

Incomplete two storey house in a 1 3 share of a field 669 sq.m 1 3 of 2 007 sq.m in total located in Kato Moni Nicosia. Upon completion it will be comprised of an open plan living dining room a separate kitchen with dining area and a guest toilet on the ground floor. Three bedrooms and one bathroom on the upper floor and a semi basement with a covered area of 79 sq.m. Although there is no Distribution Agreement in place our 1 3 share corresponds to the northern part that includes the incomplete house. The asset is located approximately 1.3km from Kato Moni community centre and approximately 12km from the motorway. The property falls within Zone H2 with a building coefficient of 90 coverag...

### Property Info

Covered Area  
Total Number of Floors

**182**  
**2**

### Plot / Area Info

Plot area **2007**

### Additional info

Reference Number  
Property type  
Bathrooms

**VL45268**  
**House**  
**1**

### Amenities

- Balcony

### Location

**Location:** Kato Moni Region: **Nicosia**

## Price: €130 000 + VAT

VAT for this property is **€9,700** or **€24,700**. 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>~€2 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€714.00/m²</b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€130 000 on Mar 1, 2025







