

4 Bedroom House for Sale in Geri, Nicosia District

A brand-new unfurnished 4-bedroom semi-detached house, built in 2024, offering modern design, energy efficiency, and high-end features. This home is ideal for families looking for a spacious and comfortable residence in a peaceful yet well-connected area.

- House Features
- 4 Bedrooms, 3 Bathrooms
  - Spacious Open-Plan Living and Dining Area
  - Underfloor Central Heating with Heat Pump – Energy-efficient heating system
  - Photovoltaic System – Reducing energy costs
  - Electrical Appliances Included – Oven, stove, extractor fan, and more
  - Window Blinds Installed – Ensuring privacy and light control
  - Landscaped Garden – Perfect for relaxation and out...

| Property Info     |     | Plot / Area Info                 |              | Additional info   |           |  |
|-------------------|-----|----------------------------------|--------------|-------------------|-----------|--|
| Covered Area      | 168 | Parking                          | Covered, Yes | Reference Number  | 235842    |  |
| Covered Veranda   | 9   |                                  |              | Property type     | House     |  |
| Uncovered Veranda | 4   |                                  |              | Condition         | Brand New |  |
| Energy Efficiency | A   |                                  |              | Construction Year | 2025      |  |
|                   |     |                                  |              | Bathrooms         | 3         |  |
|                   |     |                                  |              |                   |           |  |
| Amenities         |     | Location                         |              |                   |           |  |
| • Parking         |     | Location: Geri   Region: Nicosia |              |                   |           |  |

## Price: €375 000 + VAT

VAT for this property is **€24,375** or **€71,250**. 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>€2 232.00/m²</b> |                 |             |

## Representative: MySpace

|                                   |              |            |  |
|-----------------------------------|--------------|------------|--|
| Registration number               | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                    | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: +35795129336, +35799409010 |              |            |  |

## Price change history

€375 000 on Mar 17, 2025









