

## 3 Bedroom House for Sale in Nicosia - Agios Andreas

- 3 Bedrooms
- 3 W/C
- Internal Area 172m<sup>2</sup>
- Covered Verandas 40m<sup>2</sup>
- Plot 540m<sup>2</sup>
- A/C
- Parking
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area	<b>172</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>540</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>11237</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Garden

### Location

**Location:** Nicosia - Agios Andreas      Region: **Nicosia**  
Coordinates: **35.17394669 / 33.34856022**

## Price: €800 000 + VAT

VAT for this property is **€54,326** or **€152,000**. 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>€4 651.00/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>
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## Price change history

€630 000 on Apr 5, 2025  
 €800 000 on May 10, 2025







