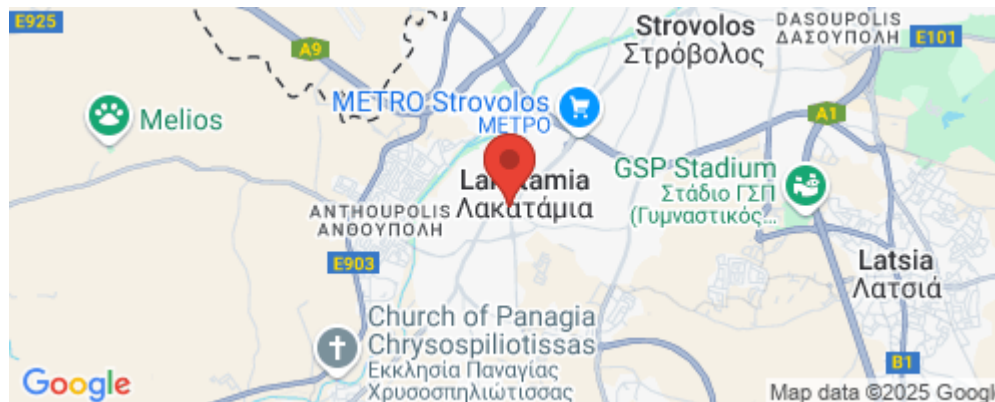


## 3 Bedroom House for Sale in Nicosia District

- 3 bedrooms
- 3 W/C
- Internal Area 150m<sup>2</sup>
- Covered Verandas 20m<sup>2</sup>
- Courtyard 116m<sup>2</sup>
- Plot Area 257m<sup>2</sup>
- 2 Parking Spaces
- A/C
- Central Heating
- Alarm System
- CCTV
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area  
Heating  
Air Conditioning

**150**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Parking

**257**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**11304**  
**House**  
**Brand New**  
**3**

### Amenities

- Guest WC

### Location

Region: **Nicosia**  
Coordinates: **35.115783766037 / 33.312075835939**

**Price: €325 000 + VAT**

VAT for this property is **€16,250** or **€61,750**. 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>€2 167.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

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License number	<b>62/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€325 000 on Apr 9, 2025





















