

## 4 Bedroom House for Sale in Sia, Nicosia District

- 4 Bedrooms
- 4 WC
- Internal Area 255m2
- Plot Area 790m2
- Swimming Pool
- En Suite Bathroom
- Guest WC
- 2 Kitchen
- 2 Living Room
- Garden
- Covered Parking



### Property Info

Covered Area

**255**

### Plot / Area Info

Plot area

**790**

Pool

**Yes**

Parking

**Covered, Yes**

### Additional info

Reference Number

**11413**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**4**

### Amenities

- Guest WC

### Location

**Location:** Sia

Region: **Nicosia**

Coordinates: **34.955303 / 33.389458**

## Price: €430 000 + VAT

VAT for this property is **€46,288** or **€81,700**. 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>~€13 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 686.00/m<sup>2</sup></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: <b>+35722344842</b>			

## Price change history

€375 000 on Apr 12, 2025  
 €430 000 on Jul 8, 2025  
 €460 000 on Jul 16, 2025  
 €430 000 on Jul 31, 2025

