

## 4 Bedroom House for Sale in Nicosia District

- 4 bedrooms
- 3 W/C
- Internal Areas 240m<sup>2</sup>
- Covered Verandas 38m<sup>2</sup>
- Uncovered Verandas 56m<sup>2</sup>
- Plot Area 529m<sup>2</sup>
- Garage
- Underfloor Heating
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area	<b>240</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>529</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>11579</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Guest WC

### Location

Region: **Nicosia**  
 Coordinates: **35.133860506245 / 33.302120502079**

## Price: €970 000 + VAT

VAT for this property is **€99,425** or **€184,300**. 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>€4 042.00/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

€885 000 on Apr 24, 2025  
 €970 000 on Dec 19, 2025

