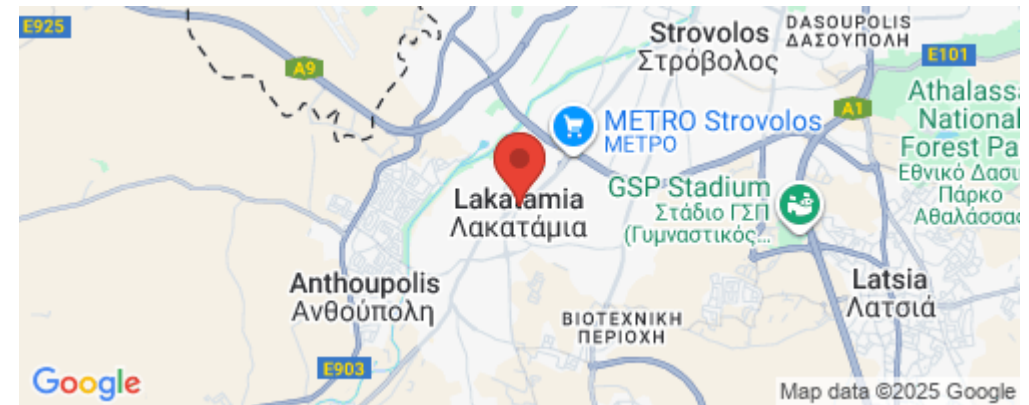


## 4 Bedroom House for Sale in Nicosia District

- 4 Bedrooms
- 6 WC
- Covered area 495 m2
- Covered Verandas 76m2
- Plot 661m2
- En Suite Bathroom
- Guest WC
- Swimming Pool
- Double Jacuzzi
- Walking wardrobes
- Maids room with shower / toilet.
- Small kitchen/ laundry room
- Sauna steamer
- California spa
- Elevator
- Roof Garden 200m2



### Property Info

Covered Area	<b>495</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>661</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>3586</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Garden

### Location

Region: **Nicosia**  
Coordinates: **35.1185656 / 33.3145382**

## Price: €1 600 000 + VAT

VAT for this property is **€236,121** or **€304,000**. 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>~€60 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 232.00/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: +35722344842			

## Price change history

€1 600 000 on Apr 29, 2025





