

## 3 Bedroom House for Sale in Dali, Nicosia District

- 3 bedrooms
- 3 W/C
- Internal Area 140m2
- A/C provision
- Photovoltaic panels
- Close to several amenities
- Plot area 270m2



### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>140</b>                  |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>270</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>12276</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Guest WC

### Location

**Location:** Dali  
**Coordinates:** **35.014733343947 / 33.421953106271**  
**Region:** **Nicosia**

**Price: €305 000 + VAT**

VAT for this property is **€15,250** or **€57,950**. 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>€2 179.00/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**

€320 000 on Jun 4, 2025

€305 000 on Jun 6, 2025

