

3 Bedroom House for Sale in Nicosia District

Two-storey house in a beautiful area, in Sia. The property is ideally located close to many services and amenities such as schools, supermarkets, churches, etc.

On the ground floor it consists of a living room, a guest room, a WC, a kitchen with a dining area, a sitting room and a laundry room. The first floor consists of a living room, three bedrooms, of which the main one has a shower with WC & wardrobe, an office and a shared bathroom with a WC.

Externally, it consists of covered/uncovered verandas, covered parking, boiler room, storage room and a garden.

The internal area 295 sq.m. plus covered veranda 68 sq.m.

Property Info

Covered Area	363
Heating	Yes
Air Conditioning	Yes

Plot / Area Info

Plot area	9011
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Additional info

Reference Number	58755
Property type	House
Condition	Pre-Owned
Construction Year	1991-2000
Bathrooms	2

Amenities

- Garden

Location

Region: **Nicosia**

Price: €310 000 + VAT

VAT for this property is **€40,966** or **€58,900**. 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	Excluded	Title transfer fee	~€9 000.00	Common expenses	None
Title deed	Has Title	Price per SQM	€854.00/m²		

Representative: 1st Class Homes

Registration number	690	Email	info@1stclass-homes.com
License number	367/E	Legal name	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD
Phone: +35725310243, +35770000889			

Price change history

€310 000 on Jul 18, 2025

