

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		Plot / Area Info		Additional info	
				Reference Number	58755
Covered Area	363			Property type	House
Heating	Yes	Plot area	9011	Condition	Pre-Owned
Air Conditioning	Yes			Construction Year	1991-2000
				Bathrooms	2

Amenities Location

• Garden 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 ovnoncos	None
Title deed	Has Title	Price per SQM	€854.00/m ²	Common expenses	None

Representative: 1st Class Homes

Registration number	690	Email	info@1stclass-homes.com	
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License number	307/E	name	SERVICES LTD	

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Price change history

€310 000 on Jul 18, 2025







