

4 Bedroom House for Sale in Nicosia District

Two-storey house with basement 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, dining room, kitchen, second living room with fireplace, dining room, guest toilet and office. On the first floor it consists of a kitchen, three bedrooms, of which the main one has a private toilet with bathroom and a shared toilet with shower.

The basement consists of a parking space, storage room, storage room, gym, room with toilet / shower and dressing room and an office space.

The area of the house is 268 sq.m. plus a basement 197 sq.m.<...

Property Info

Covered Area	505
Heating	Yes
Air Conditioning	Yes

Plot / Area Info

Plot area	3011
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Additional info

Reference Number	58770
Property type	House
Condition	Pre-Owned
Construction Year	2001-2010
Bathrooms	5+

Amenities

- Garden

Location

Region: **Nicosia**

Price: €400 000 + VAT

VAT for this property is **€59,366** or **€76,000**. 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	Excluded	Title transfer fee	~€12 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€792.00/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

€400 000 on Jul 18, 2025

