

## 4 Bedroom House for Sale in Geri, Nicosia District

Detached two-storey house in a quiet location in Geri in Nicosia. Close distance there is a plethora of amenities and services such as supermarkets, schools, restaurants, cafes etc.

The area of the internal spaces is 420 sq.m. plus covered verandas 30 sq.m.

Outside there is a double covered parking space, an auxiliary building while on the northern part (behind the house) there is a garden with swimming pool.

### Property Info

|                  |            |
|------------------|------------|
| Covered Area     | <b>450</b> |
| Heating          | <b>Yes</b> |
| Air Conditioning | <b>Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>728</b>          |
| Pool      | <b>Private, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>58781</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</b> |
| Bathrooms         | <b>2</b>         |

### Amenities

- Garden

### Location

**Location:** Geri Region: **Nicosia**

## Price: €500 000 + VAT

VAT for this property is **€71,667** or **€95,000**. 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>~€16 600.00</b>  | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€1 111.00/m²</b> |                 |             |

## Representative: 1st Class Homes

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

## Price change history

€500 000 on Jul 18, 2025

