

## 3 Bedroom House for Sale in Nicosia District

- 3 bedrooms
- 3 W/C
- Internal Area 148m<sup>2</sup>
- Plot Area 262m<sup>2</sup>
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area	<b>148</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>262</b>
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### Additional info

Reference Number	<b>13099</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Guest WC

### Location

Region: **Nicosia**  
 Coordinates: **35.066927850086 / 33.385349954795**

## Price: €323 000 + VAT

VAT for this property is **€16,150** or **€61,370**. 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>€2 182.00/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

€317 000 on Jul 24, 2025  
 €323 000 on Apr 29, 2026



