

4 Bedroom House for Sale in Nicosia District

The property is a four bedroom house built on 33 distributed share of a plot corresponding to approximately 272sq.m. located in the area of Agioi Omologites Nicosia. The house comprises a living and dining area a kitchen with a dining area a laundry room four 4 bedrooms including a master bedroom with an en suite bathroom and walk in wardrobe a main bathroom and a veranda. Externally the property benefits from a covered parking area and a private yard. The property falls within Planning Zone 8 with a building coefficient of 140 coverage of 70 and permission for construction up to three floors max. height of 10m . There is a Distribution Agreement in place. Energy Category Z

Property Info

Plot / Area Info

Additional info

Covered Area

110

Plot area

815

Reference Number

VL49200

Property type

House

Bathrooms

2

Amenities

Location

- Balcony

Region: **Nicosia**

Price: €179 000 + VAT

VAT for this property is **€8,950** or **€34,010**. 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	~€3 760.00	Common expenses	None
		Price per SQM	€1 627.00/m²		

Representative: Nicolaou Estates

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License number	365/E	Legal name	Nicolaou Estates LTD
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Price change history

€179 000 on Jul 24, 2025

