

### 3 Bedroom House for Sale in Nicosia District

#### 3-Bedroom House Description

The 3-bedroom house is ideal for growing families or anyone seeking additional space for comfort and flexibility. Featuring a larger internal layout, this residence boasts a generous open-plan living and dining area that seamlessly connects to a modern kitchen with premium cabinetry and finishes. Natural light floods the living areas through wide glass doors that open to a private garden or covered veranda—creating the perfect spot for entertaining or relaxing.

The master bedroom includes an en-suite bathroom and walk-in wardrobe or built-in closets, while the additional two bedrooms share a beautifully appointed family bathroom. Each room is des...

#### Property Info

#### Plot / Area Info

#### Additional info

Reference Number

**238268**

Property type

**House**

Condition

**Under Construction**

Construction Year

**2026**

Bathrooms

**2**

Covered Area

**115**

Plot area

**150**

Covered Veranda

**30**

Parking

**Covered, Yes**

#### Amenities

#### Location

- Parking

Region: **Nicosia**

**Price: €330 000 + VAT**

VAT for this property is **€16,500** or **€62,700**. 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>€2 870.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€330 000 on Jul 24, 2025

