

## 3 Bedroom House for Sale in Psimolofou, Nicosia District

For sale a modern spacious three-bedroom house in the area of Psimolofou, Nicosia. The house is located on a plot of 366 m2. The interior space of the house is 180 m2. During the construction and decoration, only high-quality materials were used, which guarantees durability and impeccable appearance. The heat-insulating facade, heat-insulated doors and windows, as well as a 4 kW photovoltaic system ensure high energy efficiency and reduce utility costs. There are two parking spaces for cars.

### Property Info

Covered Area  
Furnishing  
Energy Efficiency  
Air Conditioning

**180**  
**Unfurnished**  
**A**  
**No**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**169469**  
**House**  
**Brand New**  
**3**

### Amenities

#### Location

**Location:** Psimolofou Region: **Nicosia**

**Price: €300 000 + VAT**

VAT for this property is **€22,000** or **€57,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 667.00/m<sup>2</sup></b>		

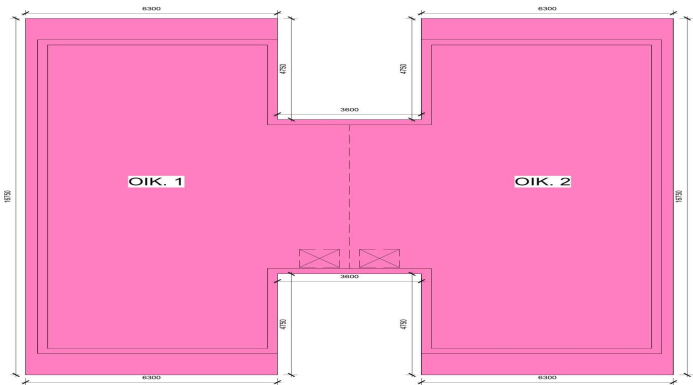
**Representative: DOM Real Estate**

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: + <b>35796644888</b>			

**Price change history**

€300 000 on Jul 31, 2025





1 Οροφή - Ποσοστό Κάλυψης  
1 : 100

ΓΕΝΙΚΕΣ ΠΛΗΡΟΦΟΡΙΕΣ ΤΕΜΑΧΙΟΥ_000	
ΕΠΙΡΧΙΑ:	ΔΕΥΤΕΡΕΙΑΣ
ΔΙΑΔΕΙΧΝΟΜΕΝΟΤΗΤΑ:	ΥΠΟΜΟΝΗΤΟΥ
ΤΗΡΗΜΑΤΑΡΧΙΜΟΣ ΕΓΓΡΑΦΗΣ:	0/2/100
ΒΥΘΑΙΟΛΕΞΑΙΟ:	3000/300
ΥΠΟΜΟΝΗΤΑ:	ΚΥΤΡΑΛΑΙΟ
ΕΜΒΛΟ ΤΕΜΑΧΙΟΥ (m <sup>2</sup> x m):	730
ΕΠΙΜΕΤΡΟΣ ΤΕΜΑΧΙΟΥ:	600
ΠΡΟΕΔΑΓΩΓΗ ΖΩΝΗ:	Π3
ΠΟΣΟΣΤΟ ΕΜΒΛΟΥ:	100%
ΔΟΜΗΤΗ:	0.9
ΚΑΛΥΨΗ:	0.95
ΟΡΟΣΗ:	2
ΥΨΟΣ:	0.3

ΥΠΟΛΟΓΙΣΜΟΣ ΣΥΝΤΕΛΕΣΤΗ ΔΟΜΗΣΗΣ:	
Κατασκευαστική	Οροφή
Εμβαδον = 100m <sup>2</sup>	Εμβαδον = 203.1m <sup>2</sup>
Κατασκευαστική Βελάκια = 24m <sup>2</sup>	Κατασκευαστική Βελάκια = m <sup>2</sup>
Εμβαδον = m <sup>2</sup>	Εμβαδον = 1.7m <sup>2</sup>
Απώλειες Εμβαδον = 100m <sup>2</sup>	Απώλειες Εμβαδον = 201.4m <sup>2</sup>
Συνολικό (100m <sup>2</sup> x 0.95) = 95m <sup>2</sup>	Συνολικό (203.1m <sup>2</sup> x 0.95) = 192.9m <sup>2</sup>
ΥΠΟΛΟΓΙΣΜΟΣ ΠΟΣΟΣΤΟΥ ΚΑΛΥΨΗΣ:	
ΣΥΝΟΛΟ Κ (223.65m <sup>2</sup> )	
ΠΚ = Κ (223.65m <sup>2</sup> ) x 0.95	

