

### 3 Bedroom House for Sale in Nicosia District

IN CLOSED TENDER PROCESS DEADLINE: Monday 26th of January, 2026 at 12:00 (noon time) A spacious detached two-storey residential building, comprising two whole-floor 3-bedroom apartments, situated in a central area of Panagia, Nicosia. The property features indoor and outdoor living areas, ample space, and a converted garage with maid's quarters, making it ideal for multi-generational living or investment purposes. Its located 200m southwest of B' Primary School of Pallouriotissa and approx. 500m northwest of Agion Konstantinou & Elenis Cemetery. Ground Floor It consists of an entrance hall, an open plan living - dining room, a siting room, a kitchen with dining area, a gu... 

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>210</b>	Plot area	<b>617</b>	Reference Number	<b>27289</b>
				Property type	<b>House</b>
				Condition	<b>Pre-Owned</b>
				Bathrooms	<b>1</b>

#### Amenities

#### Location

Region: **Nicosia**  
 Coordinates: **35.170688 / 33.376769**

## Price: €395 000 + VAT

VAT for this property is **€35,550** or **€75,050**. 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>~€12 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 881.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€480 000 on Aug 25, 2025

€395 000 on Nov 29, 2025



















