

## 3 Bedroom House for Sale in Nicosia District

Discover this spacious and inviting ground-floor metallic-frame with prefabricated walls house with attic in the heart of the Peristerona community, just a short stroll from local amenities. Property Details: • Land Area: 563 sq.m. • Internal Area (Ground Floor): 205 sq.m. • Attic Area: 148 sq.m. • Year Built: 2010 Ground Floor Features: • Bright open-plan living and dining area • Stylish kitchen with dedicated dining space • Guest W/C • 3 spacious bedrooms, including an en-suite master bedroom • Family bathroom • Separate laundry/utility room • Internal staircase leading to the attic Attic Layout: • Open multi-functional space (ideal for lounge, office, or play...)

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>401</b>	Plot area	<b>563</b>	Reference Number	<b>27583</b>
				Property type	<b>House</b>
Condition					<b>Pre-Owned</b>
Bathrooms					<b>3</b>
<b>Amenities</b>		<b>Location</b>			
		Region: <b>Nicosia</b>			
		Coordinates: <b>35.127099 / 33.081001</b>			

## Price: €290 000 + VAT

VAT for this property is **€39,913** or **€55,100**. 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 Price per SQM	<b>~€8 200.00</b> <b>€723.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kazo Real Estate

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License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€290 000 on Aug 25, 2025











