


## 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... 

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**401**

Plot area

**563**

Reference Number

**27583**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**3**

### Amenities

### Location

Region: **Nicosia**

Coordinates: **35.127099 / 33.081001**

## Price: €230 000 + VAT

VAT for this property is **€31,655** or **€43,700**. 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>~€5 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€574.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€290 000 on Aug 25, 2025

€230 000 on May 8, 2026

