

## 3 Bedroom House for Sale in Nicosia District

- 3 bedrooms
- 3 W/C
- Internal Area 168.6m<sup>2</sup>
- Plot Area 376.16m<sup>2</sup>
- Covered Parking
- Garden
- Energy Efficiency "A"



### Property Info

Covered Area

**169**

### Plot / Area Info

Plot area  
Parking

**376**

**Covered, Yes**

### Additional info

Reference Number

**13638**

Property type

**House**

Condition

**Brand New**

Bathrooms

**3**

### Amenities

- Guest WC

### Location

Region: **Nicosia**

Coordinates: **35.124495 / 33.185416370524**

## Price: €320 000 + VAT

VAT for this property is **€21,037** or **€60,800**. 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>€1 893.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€315 000 on Sep 2, 2025  
 €320 000 on Jan 31, 2026



