

## 3 Bedroom House for Sale in Kato Deftera, Nicosia District

- 3 Bedrooms
- 3 WC
- En Suite Bathroom
- Guest WC
- Internal Area 142m<sup>2</sup>
- Plot Area 267m<sup>2</sup>
- Covered Parking
- Provision for Swimming Pool
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area **142**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **267**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **12934**  
Property type **House**  
Condition **Brand New**  
Bathrooms **3**

### Amenities

- Guest WC

### Location

**Location:** Kato Deftera  
**Coordinates:** **35.088203646317 / 33.282898396137**

Region: **Nicosia**

## Price: €263 000 + VAT

VAT for this property is **€13,150** or **€49,970**. 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>€1 852.00/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

€260 000 on Sep 10, 2025

€263 000 on Sep 24, 2025



