

## 4 Bedroom House for Sale in Nicosia District

### Property Overview



Welcome to your dream family home located in the charming district of Dali, Nicosia. This inviting pre-owned house, with a generous covered area of 170 m<sup>2</sup> and an internal area of 150 m<sup>2</sup>, features 4 spacious bedrooms and is perfect for those seeking comfort and convenience. Built in 2010, this residence combines modern living with classic charm, making it an ideal choice for families or anyone looking for a peaceful retreat.

### Key Features and Design

As you enter this well-maintained home, you'll appreciate the ceramic flooring that adds both style and durability. The layout provides ample space for family gatherings, with a cozy living area...

#### Property Info

Covered Area	<b>170</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>10</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Partially furnished</b>
Floor Type	<b>Ceramic</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>Yes</b>

#### Plot / Area Info

Plot area	<b>296</b>
Pool	<b>No</b>
Parking	<b>Yes</b>

#### Additional info

Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>

#### Amenities

#### Location

Region: **Nicosia**  
 Coordinates: **35.01956 / 33.41929**

## Price: €253 000 + VAT

VAT for this property is **€16,817** or **€48,070**. 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>~€6 720.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 488.00/m<sup>2</sup></b>		

## Price change history

€253 000 on Sep 11, 2025

