

## 4 Bedroom House for Sale in Nicosia District

- 4 Bedrooms
- 1 Bathroom
- Internal Area 160 m2
- Covered Veranda 6m2
- Listed house
- License and architectural plans approved
- Government funds



Approved architectural plans and funds by government ,ready to be renovated !

For sale: Spacious townhouse located on the ground floor in the heart of Nicosia Center. This property offers a comfortable internal space of 160 m<sup>2</sup> and features one well-sized bathroom. Built in 1972, the townhouse has strong structural integrity and large interior spaces, making it ideal for those who value both charm and practicality. The layout provides flexibility for various living arrangements. The pro...

### Property Info

### Plot / Area Info

Covered Area **160**

### Additional info

Reference Number **12575**

Property type **House**

Condition **Pre-Owned**

Bathrooms **1**

### Amenities

- Balcony

### Location

Region: **Nicosia**

Coordinates: **35.172694027071 / 33.363413171204**

## Price: €315 000 + VAT

VAT for this property is **€18,506** or **€59,850**. 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>~€9 200.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 969.00/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 12, 2025









