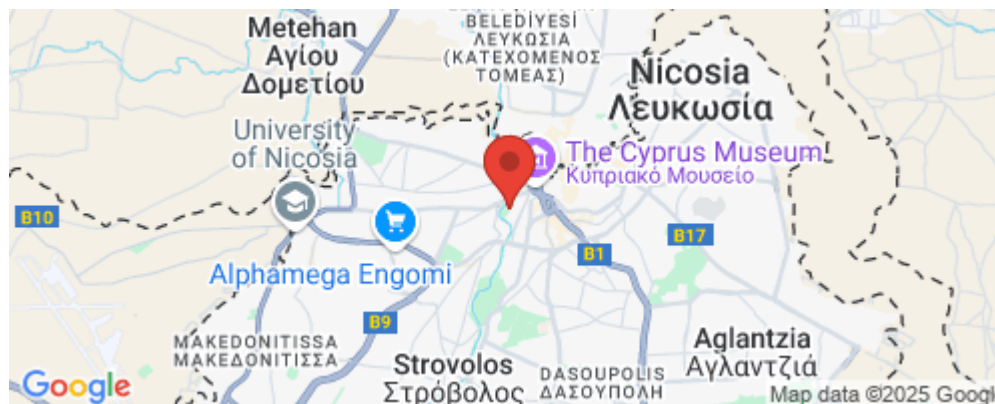


## 4 Bedroom House for Sale in Nicosia - Agios Andreas

Reference ID: #SA30712 Price details: €2,600,000 +VAT This luxury residential complex consists of villas and apartments that cover the high-end and qualitative market needs for larger residential units, in the heart of the Nicosia city centre, along the Pedieos River and adjacent to the Nicosia Linear Park. Grade A Energy Efficiency certificate Photo-voltaic panels for each villa and apartment and communal areas False Ceilings with Dali Lighting installed. VRV Air conditioning will be installed in all rooms. Floor central heating will be installed with a heat pump system. Arlinea Kitchen, High height ceilings Branded luxury materials for ceramics, sanitary and woodwork. Floor to ceiling double g...



### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>744</b>            |
| Covered Veranda        | <b>100</b>            |
| Total Number of Floors | <b>2</b>              |
| Furnishing             | <b>Unfurnished</b>    |
| Energy Efficiency      | <b>N/A</b>            |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>555</b>          |
| Pool      | <b>Private, Yes</b> |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA30712</b>            |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2024</b>               |
| Bathrooms         | <b>5+</b>                 |

### Amenities

- Storage room

### Location

**Location:** Nicosia - Agios Andreas  
**Coordinates:** **35.168643396264 / 33.351320622131**

Region: **Nicosia**

## Price: €2 600 000 + VAT

VAT for this property is **€420,613** or **€494,000**. 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>€3 495.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€2 300 000 on Oct 19, 2023

€2 600 000 on Jan 5, 2024





