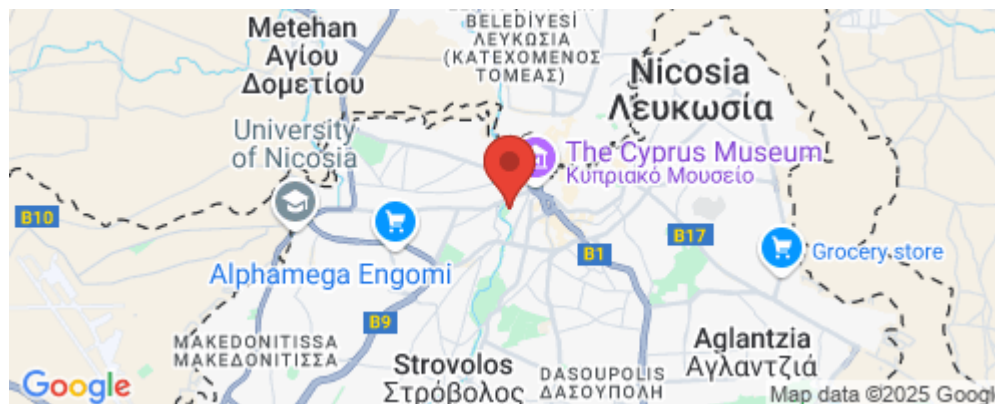


4 Bedroom House for Sale in Nicosia - Agios Andreas

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	744
Covered Veranda	100
Total Number of Floors	2
Furnishing	Unfurnished
Energy Efficiency	N/A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	555
Pool	Private, Yes
Parking	Covered, Yes

Additional info

Reference Number	SA30712
Property type	House
Condition	Under Construction
Construction Year	2024
Bathrooms	5+

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 495.00/m²		

Representative: Smart Assets

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

Price change history

€2 300 000 on Oct 19, 2023

€2 600 000 on Jan 5, 2024



