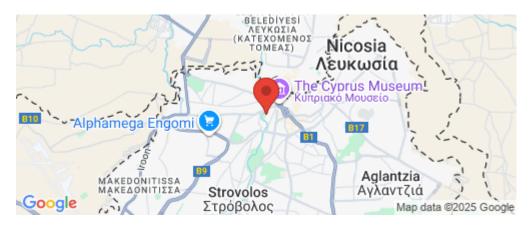


4 Bedroom House for Sale in Nicosia - Agios Andreas

Reference ID: #SA30712Price details: €2,600,000 +VATThis luxury residential complex consists of villas and apartments that cover the highend 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 certificatePhoto-voltaic panels for each villa and apartment and communal areasFalse 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.Arclinea Kitchen, High height ceilingsBranded luxury materials for ceramics, sanitary and woodwork.Floor to ceiling double g...



Property Info		Plot / Area Ir	nfo	Additional info	
Covered Area	744			Reference Number	SA30712
Covered Veranda	100	Plot area Pool	555 Private, Yes Covered, Yes	Property type Condition Construction Year Bathrooms	House Under Construction 2024 5+
Total Number of Floors	2				
Furnishing	Unfurnished				
Energy Efficiency	N/A	Parking			
Air Conditioning	All rooms, Yes				

Amenities Location

• Storage room

Location: Nicosia - Agios Andreas

Region: Nicosia

Coordinates: **35.168643396264** / **33.351320622131**



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 ovnonces	None
		Price per SOM	€3 495.00/m ²	Common expenses	None

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













