

## 3 Bedroom House for Sale in Lympia, Nicosia District

A house with a modern architectural design is for sale in a quiet area of the village of Lympia. An independent property that stands out for its style and high-quality materials. The spacious courtyard provides privacy and comfort. The house is equipped with thermal insulation and thermal aluminum structures for optimal energy saving. A large budget was allocated for finishing with ceramic tiles, marble and laminate, as well as for high-quality plumbing supplies. The spacious kitchen with an island is the perfect place for family dinners. HPL panels on the front and side walls give a modern look. The house is fully ready for heating and air conditioning, a system for fast charging of an e...

### Property Info

Covered Area	<b>165</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>182484</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Lympia Region: **Nicosia**

## Price: €278 000 + VAT

VAT for this property is **€17,438** or **€52,820**. 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>€1 685.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€278 000 on Oct 22, 2025

