

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

Reference ID: #17480 Price details: €580,000 An independent luxury villa in a beautiful, quiet, pine-covered area in the village of Kapedes by the foot of Machairas Mountain. Located just 25 minutes from the center of Nicosia and only 40 minutes from the nearest beach. The house consists of two sections which are connected with interior and exterior stairs. In the upper section there are three bedrooms, 16 sqm each, (two of them have A/C) and a master bedroom, 27 sqm, which also has A/C, a wardrobe, a shower and a toilet. The areas of kitchen and living are open plan and very spacious. The kitchen is modern, handmade with wood touches, fully equipped, with fitted appliances. In the ki...

#### Property Info

Covered Area	<b>520</b>
Covered Veranda	<b>22</b>
Uncovered Veranda	<b>60</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>1897</b>
Pool	<b>No</b>
Parking	<b>No</b>

#### Additional info

Reference Number	<b>17480</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

#### Amenities

- Storage room

#### Location

**Location:** Kapedes Region: **Nicosia**

## Price: €580 000 + VAT

VAT for this property is **€86,777** or **€110,200**. 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>~€19 800.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 115.00/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

€580 000 on Oct 19, 2023





