

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

Discover your dream home in the tranquil and picturesque village of Kapedes, just a short drive from Nicosia. This stunning property sits on a 2,519 sqm residential plot (Zone H3) and combines modern comfort with village charm — ideal for families or nature lovers seeking peace and privacy.

### Property Features

- 3 Spacious Bedrooms – bright and comfortable with ample storage
- Office / Study Room – quiet and private, ideal for remote work
- Large, Fully Equipped Kitchen – featuring modern appliances, abundant counter space, and a cozy breakfast area
- Spacious Living and Dining Rooms – ideal for family gatherings and entertaining guests...

### Property Info

Covered Area	<b>230</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>2519</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>14122</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

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

## Price: €1 000 000 + VAT

VAT for this property is **€98,696** or **€190,000**. 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>€4 348.00/m<sup>2</sup></b>		

## Representative: 4BuyandSell

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## Price change history

€1 000 000 on Oct 29, 2025















