

## 2 Bedroom House for Sale in Nicosia District

- 2 Bedrooms
- 1 W/C
- Internal Area 122m<sup>2</sup>
- Plot Area 614m<sup>2</sup>
- Uncovered Parking
- A/C
- Central Heating
- Next to Green Area
- Near Amenities
- Renovated in 1994



### Property Info

Covered Area **122**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number **14482**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **1**

### Amenities

### Location

Region: **Nicosia**  
 Coordinates: **35.169947438838 / 33.384935604867**

## Price: €290 000 + VAT

VAT for this property is **€14,500** or **€55,100**. 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>~€8 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 377.00/m²</b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€268 000 on Oct 30, 2025  
 €290 000 on Nov 22, 2025





