

4 Bedroom House for Sale in Nicosia District

For sale is a spacious detached house in Xyliatou, offering 221 m2 of comfortable living space. This well-maintained resale property, built in 2000, stands on a large plot, providing ample space for outdoor activities or future expansion. 

Inside, you will find four bright bedrooms that can easily accommodate a family or guests. The home features one functional bathroom and a thoughtfully laid-out interior, blending practicality with comfort. The ample indoor space allows for flexible decoration and furniture arrangement to suit your lifestyle.

Xyliatou is a welcoming village known for its peaceful surroundings and natural scenery. Residents enjoy a relaxed atmosphere with ea...

Property Info

Covered Area
Air Conditioning

221
All rooms, Yes

Plot / Area Info

Plot area **3628**

Additional info

Reference Number **28456**
Property type **House**
Condition **Pre-Owned**
Bathrooms **1**

Amenities

- Garden

Location

Region: **Nicosia**
Coordinates: **35.026372239275 / 33.041604072233**

Price: €400 000 + VAT

VAT for this property is **€37,991** or **€76,000**. 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	~€12 600.00	Common expenses	None
		Price per SQM	€1 810.00/m²		

Representative: Kazo Real Estate

Registration number	694	Email	info@kazo.com.cy
License number	372/E	Legal name	N/A
Phone: +35770003020, +35725346402			

Price change history

€400 000 on Oct 30, 2025







