

## 4 Bedroom House for Sale in Nicosia District

For sale is a spacious detached house in Xyliatou, offering 221 m<sup>2</sup> 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. X

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		Plot / Area Info		Additional info	
Covered Area	<b>221</b>			Reference Number	<b>28456</b>
Air Conditioning	<b>All rooms, Yes</b>	Plot area	<b>3628</b>	Property type	<b>House</b>
				Condition	<b>Pre-Owned</b>
				Bathrooms	<b>1</b>

Amilities	Location
• Garden	Region: <b>Nicosia</b> Coordinates: <b>35.026372239275 / 33.041604072233</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€12 600.00</b> <b>€1 810.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kazo Real Estate

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License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€400 000 on Oct 30, 2025







