

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



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

Price per SQM €1 810.00/m²

Common expenses None

## **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























