


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

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€400 000 on Oct 30, 2025







