

## 4 Bedroom House for Sale in Ergates, Nicosia District

- 4 Bedrooms
- 2 W/C
- Internal Area 200m2
- Covered Veranda 33m2
- Covered Parking
- Garden
- Parking
- A/C
- Near Amenities



### Property Info

Covered Area  
Heating  
Air Conditioning

**200**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **14437**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **2**

### Amenities

- Garden

### Location

**Location:** Ergates Region: **Nicosia**  
Coordinates: **35.05405 / 33.24368**

## Price: €365 000 + VAT

VAT for this property is **€31,025** or **€69,350**. 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>~€11 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 825.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

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

€365 000 on Oct 31, 2025













