

## 4 Bedroom House for Sale in Nicosia District

- 4 bedrooms
- 3 W/C
- Internal Area 175m2
- Covered Verandas 22m2
- Uncovered Verandas 16m2
- Plot Area 279m2
- Underfloor Heating
- Garage
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area **175**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **279**  
 Parking **Covered, Yes**

### Additional info

Reference Number **15888**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Garden

### Location

Region: **Nicosia**  
 Coordinates: **35.131952895104 / 33.310926671877**

## Price: €450 000 + VAT

VAT for this property is **€31,500** or **€85,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 571.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€450 000 on Dec 19, 2025



FLOOR PLANS - GROUND FLOOR



KATOIKIA 03

FLOOR PLANS - FIRST FLOOR

