

## 4 Bedroom House for Sale in Nicosia District

- 3+1 bedrooms
- 3 W/C
- Internal Area 172m<sup>2</sup>
- Covered Verandas 11m<sup>2</sup>
- Uncovered Verandas 15m<sup>2</sup>
- Plot Area 214m<sup>2</sup>
- Covered Parking
- Photovoltaic Panels
- Energy Efficiency "A"



Property Info	Plot / Area Info	Additional info
Covered Area	<b>172</b>	Reference Number
Heating	<b>Central Heating, Yes</b>	Property type
Air Conditioning	<b>All rooms, Yes</b>	Condition
Plot area		Bathrooms
<b>214</b>		<b>16128</b>
<b>Covered, Yes</b>		<b>House</b>
		<b>Brand New</b>
		<b>3</b>
Amenities	Location	
• Guest WC	Region: <b>Nicosia</b> Coordinates: <b>35.134223988856 / 33.302450284594</b>	

## Price: €335 000 + VAT

VAT for this property is **€22,749** or **€63,650**. 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>None</b> <b>€1 948.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€335 000 on Jan 8, 2026



