

## 5 Bedroom House for Sale in Nicosia District

- 4+1 bedroom
- 5 WC
- Internal Area 305m2
- Covered Verandas 64m2
- 2 x Covered Parking
- Plot Area 644m2
- Swimming Pool
- Storage
- Yard 220m2
- 5% VAT



### Property Info

Covered Area  
Heating  
Air Conditioning

**305**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area **644**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **16625**  
Property type **House**  
Condition **Brand New**

### Amenities

- Storage room

### Location

Region: **Nicosia**  
Coordinates: **35.072507816168 / 33.387892394838**

## Price: €895 000 + VAT

VAT for this property is **€108,427** or **€170,050**. 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>€2 934.00/m<sup>2</sup></b>		

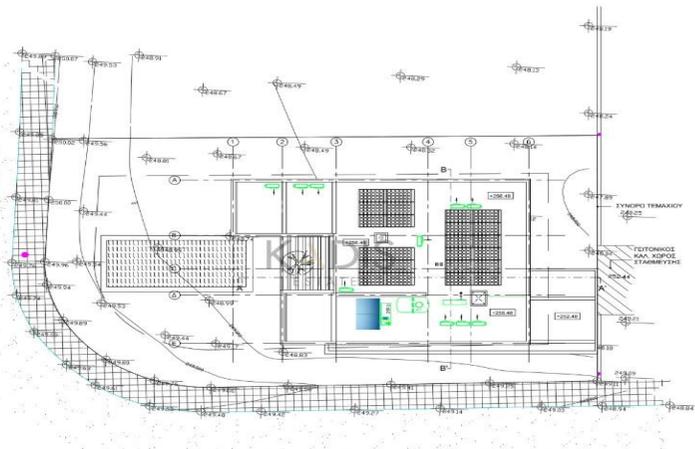
## Representative: Kadis Estates

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>			

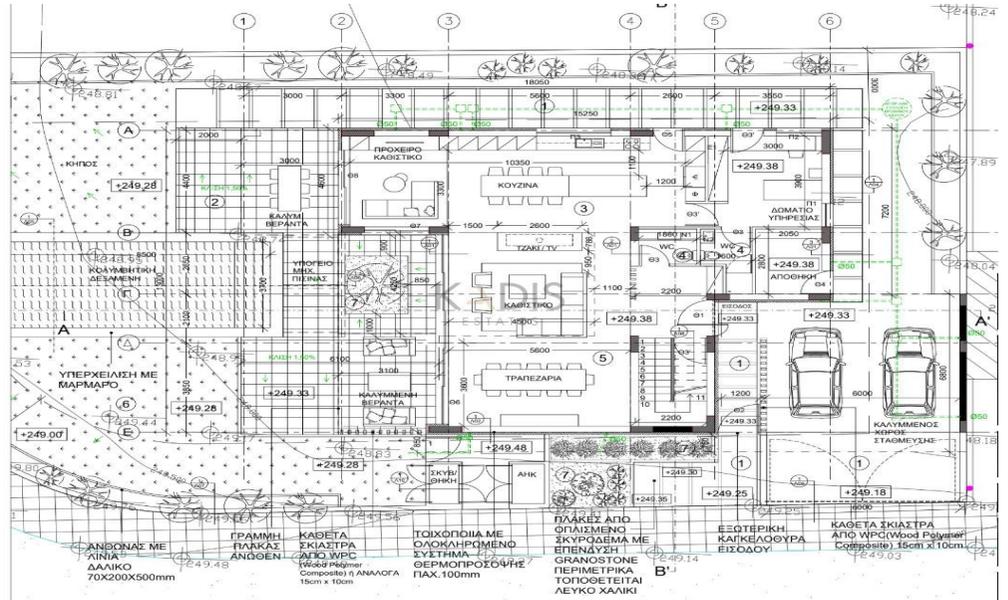
## Price change history

€895 000 on Feb 5, 2026

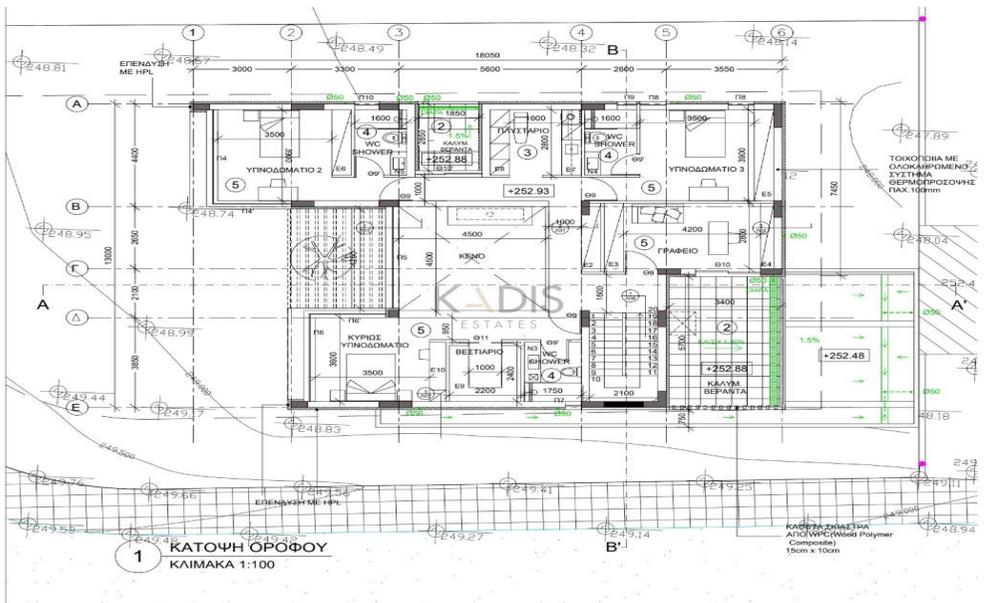




1 ΧΩΡΟΤΑΞΙΚΟ  
ΚΑΙΜΑΚΑ 1:200



1 ΚΑΤΟΦΗ ΟΡΟΦΗΣ  
ΚΑΙΜΑΚΑ 1:100



1 ΚΑΤΟΦΗ ΟΡΟΦΟΥ  
ΚΑΙΜΑΚΑ 1:100

