

## 4 Bedroom House for Sale in Nicosia District

- 3 bedrooms
- 3 W/C
- Internal Area 162m<sup>2</sup>
- Covered Verandas 4m<sup>2</sup>
- Uncovered Verandas 17m<sup>2</sup>
- Plot Area 261m<sup>2</sup>
- Office
- Double side by side parking space one covered one uncovered
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**162**

Plot area  
Parking

**261**

**Covered, Yes**

Reference Number

**16871**

Property type

**House**

Condition

**Brand New**

Bathrooms

**3**

### Amenities

### Location

- Garden

Region: **Nicosia**

Coordinates: **35.125280310196 / 33.312966313476**

## Price: €395 000 + VAT

VAT for this property is **€23,846** or **€75,050**. 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>€2 438.00/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

€395 000 on Feb 16, 2026





