

## 2 Bedroom House for Sale in Nicosia District

- 2 bedrooms
- 2 W/C
- Internal Area 70m<sup>2</sup>
- Plot Area 158m<sup>2</sup>
- Uncovered Parking
- Underfloor Heating
- Fireplace
- Storage
- Photovoltaic Panels
- Permit to build 1 extra floor



### Property Info

Covered Area  
Heating  
Air Conditioning

**70**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area **158**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **12476**  
Property type **House**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Storage room

### Location

Region: **Nicosia**  
Coordinates: **35.119890515584 / 33.307839657229**

## Price: €235 000 + VAT

VAT for this property is **€11,750** or **€44,650**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 357.00/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

€235 000 on Feb 21, 2026



