

## 4 Bedroom House for Sale in Nicosia District

- 4 bedrooms
- 4 W/C
- Internal Areas 300m2
- Covered Verandas 100m2
- Land Area 2.036m2
- Swimming Pool
- A/C
- Central Heating
- Covered Parking
- Fireplace
- Maid's quarters or guest studio 50m2
- Electric remote controlled entrance gate
- External pool shower and bathroom
- Utility kitchen and laundry room
- Jacuzzi
- Covered BBQ kiosk with sink
- Lower level with bedroom suite, games room, storage and laundry
- Landscaped garden areas
- Additional unused garden space of ~700 m<sup>2</sup> currently with fruit and mature trees (i.e., olive, lemon, orange, pine, walnut...



### Property Info

Covered Area	<b>300</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>2036</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>17150</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

### Location



• Guest WC

Region: **Nicosia**

Coordinates: **35.122515688723 / 33.195321789717**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €650 000 + VAT

VAT for this property is **€78,000** or **€123,500**. 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>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 167.00/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

€650 000 on Feb 25, 2026





