

## 4 Bedroom House for Sale in Nicosia District

- 3+1 bedrooms
- 3 W/C
- Internal Area 230m2
- Covered Verandas 47m2
- Uncovered Verandas 31m2
- Plot Area 305m2
- Garage
- Maid's Room
- Barbeque
- Central Heating
- A/C
- Close to several amenities



### Property Info

Covered Area  
Heating  
Air Conditioning

**230**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Parking

**305**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**17152**  
**House**  
**Pre-Owned**  
**3**

### Amenities

- Guest WC

### Location

Region: **Nicosia**  
Coordinates: **35.130401355529 / 33.308791898694**

## Price: €490 000 + VAT

VAT for this property is **€48,361** or **€93,100**. 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>~€16 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 130.00/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>
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## Price change history

€490 000 on Feb 26, 2026



