

## 3 Bedroom House for Sale in Nicosia District

- 3 bedrooms
- 3 W/C
- Internal Areas 152.7m<sup>2</sup>
- Covered Verandas 7.2m<sup>2</sup>
- Uncovered Verandas 12.35m<sup>2</sup>
- Plot Area 253m<sup>2</sup>
- Covered Parking
- Energy Efficiency "A"



### Property Info

Covered Area **153**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **253**  
 Parking **Covered, Yes**

### Additional info

Reference Number **17201**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Guest WC

### Location

Region: **Nicosia**  
 Coordinates: **35.068073171792 / 33.388901710957**

## Price: €295 000 + VAT

VAT for this property is **€15,560** or **€56,050**. 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>€1 928.00/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

€290 000 on Feb 28, 2026

€295 000 on Apr 17, 2026







