

## 4 Bedroom House for Sale in Pera, Nicosia District

A modern 4—bedroom house for sale in Pera, Nicosia is a great option for a comfortable stay or a profitable investment. On the ground level there is a spacious open-plan kitchen, a bright living and dining area, as well as a guest bathroom. On the second floor there is a master bedroom with its own bathroom and dressing room, two additional bedrooms and a main bathroom. The third level is a multifunctional space that can be used as a bedroom or office, with its own bathroom and a large veranda. The house is built using a high-strength reinforced concrete structure (30 MPa) and modern technology. Energy efficiency of class A, thermal insulation system, aluminum windows with thermal insula...

### Property Info

Covered Area **224**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **No**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **212086**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **3**

### Amenities

### Location

**Location:** Pera Region: **Nicosia**

## Price: €295 000 + VAT

VAT for this property is **€28,394** 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>€1 317.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€295 000 on Apr 17, 2026



