

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

Elegant two storey villa located in the peaceful traditional village of Lythrodontas, just 31 kilometers from Nicosia. Set in a quiet natural environment, this brand new property offers privacy, comfort and modern living in a charming countryside setting.

Plot area: 578m<sup>2</sup>

Internal area: 240m<sup>2</sup>

### Key Features:

- 3 Bedrooms (Master Bedroom en suite and walk-in closet)
- 2 Bathrooms
- 1 Guest Toilet
- Open Plan Kitchen
- Bright Spacious Living Areas with Natural Light
- Separate 1 Bedroom Apartment with Private Entrance and Direct Access to Garden
- Private Swimming Pool
- BBQ Area
- Parking for Four C...

### Property Info

Covered Area	<b>240</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>597</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>14829</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

- Pool

### Location

**Location:** Lythrodontas Region: **Nicosia**

## Price: €750 000 + VAT

VAT for this property is **€76,875** or **€142,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 125.00/m<sup>2</sup></b>		

## Representative: 4BuyandSell

Registration number	<b>996</b>	Email	<b>info@4buyandsell.com</b>
License number	<b>506</b>	Legal name	<b>N/A</b>
Phone: <b>+35796144440</b>			

## Price change history

€750 000 on May 1, 2026









