

### 3 Bedroom House for Sale in Kokkinotrimithia, Nicosia District

Modern duplex house for sale in the area of Kokkinotrimithia, Nicosia. There are only nine houses in the complex. The residence has two levels and is designed with maximum comfort in mind. The project provides a spacious and bright open-plan living room and kitchen, 3 bedrooms, 2 bathrooms and a guest toilet, as well as a spacious terrace. There is also a courtyard. High-quality materials, ceramics and plumbing are used in the construction. Energy efficiency class A. A 3 kW photovoltaic system and heat-insulating aluminum frames are installed. It is possible to connect an air conditioner and electric heating. There is a covered parking space for the car.

#### Property Info

Covered Area **171**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **No**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **218395**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **2**

#### Amenities

#### Location

**Location:** Kokkinotrimithia Region: **Nicosia**

## Price: €250 000 + VAT

VAT for this property is **€16,798** or **€47,500**. 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>€1 462.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€250 000 on May 21, 2026



