

570m² Building for Sale in Nicosia District

Charming Residential Building in Archangelos, Nicosia



Explore this unique building located in the serene area of Archangelos, Nicosia, offering a mix of spacious living accommodations with modern comforts. This exceptional property features a main house with a sizable yard and three additional apartments, perfect for family living or investment opportunities.

Main House Key Features:

Ground floor area: 203m²

Bedrooms: 4

Bathrooms/WCs: 4

Includes a maid's room for additional convenience

Basement features include 1 bedroom and 1 kitchen, offering private living space

Spacious big yard, perfect for outdoor activities and relaxation

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| Property Info | | Plot / Area Info | | Additional info | |
|------------------|---|------------------|---------------------|------------------|------------------|
| Covered Area | 570 | Plot area | 584 | Reference Number | 3839 |
| Heating | Central Heating, Yes | Parking | Covered, Yes | Property type | Building |
| Air Conditioning | All rooms, Yes | | | Condition | Pre-Owned |
| | | | | Bathrooms | 5+ |
| Amenities | Location | | | | |
| • Garden | Region: Nicosia | | | | |
| | Coordinates: 35.133737099995 / 33.317142888916 | | | | |

Price: €890 000 + VAT

VAT for this property is **€136,311** or **€169,100**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€32 200.00 | Common expenses | None |
| | | Price per SQM | €1 561.00/m² | | |

Representative: Kadis Estates

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|----------------------------|-------------|------------|--------------------------|
| Registration number | 506 | Email | info@kadis.com.cy |
| License number | 62/E | Legal name | N/A |
| Phone: +35722344842 | | | |

Price change history

€890 000 on Feb 13, 2024



