

## 570m<sup>2</sup> 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: 203m<sup>2</sup>

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

...

### Property Info

Covered Area

**570**

Heating

**Central Heating, Yes**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

Plot area

**584**

Parking

**Covered, Yes**

### Additional info

Reference Number

**3839**

Property type

**Building**

Condition

**Pre-Owned**

Bathrooms

**5+**

### Amenities

- Garden

### Location

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.

|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>~€32 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 561.00/m<sup>2</sup></b> |                 |             |

**Representative: Kadis Estates**

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

**Price change history**

€890 000 on Feb 13, 2024





