

## 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

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

## 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: <b>+35722344842</b>			

## Price change history

€890 000 on Feb 13, 2024



