

5 Bedroom House for Sale in Nicosia District

Nestled on a sprawling plot in a serene area of Nicosia, this exquisite villa is surrounded by lush greenery and mature landscaping, offering a picturesque setting for a luxurious lifestyle. The villa features five spacious bedrooms, two staff rooms and ten bathrooms, ensuring ultimate comfort for both residents and guests. The ground floor comprises a spacious entrance hall, a bright living area with a comfortable lounge and TV area, and dining room. A welcoming kitchen-dining room is fully equipped with modern appliances. There’s also a guest WC and a separate studio-office with a fireplace. The first floor offers five bedrooms, each with its own en-suite bathroom.

At ...



Property Info

Covered Area	700
Covered Veranda	100
Uncovered Veranda	100
Energy Efficiency	N/A

Plot / Area Info

Plot area	13340
Pool	Private, Yes
Parking	Covered, Yes

Additional info

Reference Number	f10800
Property type	House
Condition	Under Construction
Construction Year	2022

Amenities

Location

Region: Nicosia  
Coordinates: 35.0989 / 33.341

## Price: €7 000 000 + VAT

VAT for this property is **€1,120,000** or **€1,330,000**. 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>€10 000.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€7 000 000 on Jul 20, 2024





















