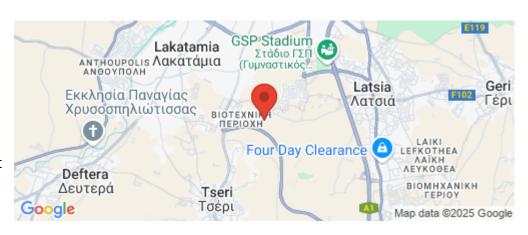


## **5 Bedroom House for Sale in Nicosia District**

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 kitchendining 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.



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Property Info		Plot / Area Info	
Covered Area <b>700</b>		Distance	12240
Covered Veranda	100	Plot area	13340
Uncovered Veranda	100	Pool	Private, Yes
Energy Efficiency	N/A	Parking <b>Covered, Ye</b>	

## **Additional info**

Reference Number	f10800		
Property type	House		
Condition	<b>Under Construction</b>		
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 Excluded

Title transfer fee None

Price per SQM €10 000.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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License number 517/E Legal name ConceptRealty Ltd

Phone: +35726080180, +35797612926

## **Price change history**

€7 000 000 on Jul 20, 2024









































