

## 3 Bedroom House for Sale in Nicosia District

OPEN HOUSE EVENT: Date: Friday 26th September 2025 Time: 2:00 PM to 3:00 PM Please contact us for more details. Semi detached two-storey wooden house with an attic located in Archangelos, Lakatamia, Nicosia. The ground floor consists of an open plan sitting room/ dining room, office, kitchen with sitting and dining area, laundry room and guest toilet. The first floor consists of three bedrooms (of which the main is en-suite with a shower/toilet) and a main bathroom. Furthermore there is also an open-plan attic with an area of 28sq.m. It is located approximately 300m east of Iroon Avenue, approximately 460m northwest of Archangelos junction and approximately 230m north of Ayios Pa...



### Property Info

Covered Area **230**  
Covered Veranda **28**

### Plot / Area Info

Plot area **347**

### Additional info

Reference Number **23581**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **2**

### Amenities

### Location

Region: **Nicosia**  
Coordinates: **35.137596 / 33.304701**

## Price: €260 000 + VAT

VAT for this property is **€25,661** or **€49,400**. 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>~€7 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 130.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€330 000 on Aug 1, 2024

€299 000 on Nov 28, 2024

€260 000 on Sep 20, 2025



















