

4 Bedroom House for Sale

A truly exceptional opportunity to acquire a beautifully restored listed home located in the heart of Nicosia’s historic centre. Nestled in a peaceful neighbourhood, this charming residence offers immediate access to cultural landmarks, Makarios Avenue, and the Archbishop’s Palace. Blending timeless architecture with modern comforts, this ground floor home delivers both elegance and functionality in equal measure.



Layout:

Ground Floor: Spacious open-plan living and dining area, fully equipped kitchen, guest WC, an inviting internal courtyard with BBQ/bar, dedicated hot tub room, and a separate guest suite with priv...

Property Info

Covered Area	225
Furnishing	Furnished
Energy Efficiency	N/A
Air Conditioning	Partial, Yes

Plot / Area Info

Parking	No
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Additional info

Reference Number	1-1053
Property type	House
Condition	Pre-Owned
Bathrooms	3

Amenities

Location

Coordinates: 35.174299428099 / 33.368927234841

Price: €810 000 + VAT

VAT for this property is **€78,300** or **€153,900**. 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	~€29 000.00	Common expenses	None
		Price per SQM	€3 600.00/m²		

Representative: Casa Mare

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Price change history

€810 000 on Apr 12, 2025



