

## 160m<sup>2</sup> Building for Sale in Dali, Nicosia District

Residential Building for Sale in Dali Area, Nicosia. This is a unique opportunity to acquire a full building consisting of two independent two-bedroom apartments, located in a quiet and well-connected residential area just a short drive from Nicosia's city center. The property is ideal for families, investors, or buyers seeking both home and rental income in one.



Each apartment has its own private entrance, offering complete separation and privacy between the two floors. The ground floor unit includes two bedrooms, one bathroom, a separate kitchen, and a spacious living room. It is well-suited for family use or long-term rental.

The upper-floor apartment also features two ...

### Property Info

Covered Area **160**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **191**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **51827**  
Property type **Building**  
Condition **Pre-Owned**  
Bathrooms **2**

### Amenities

- Balcony

### Location

**Location:** Dali  
Coordinates: **35.025397 / 33.421493**

Region: **Nicosia**

**Price: €140 000 + VAT**

VAT for this property is **€8,225** or **€26,600**. 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>~€2 650.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€875.00/m²</b>		

**Representative: Kalogirou Real Estate**

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: +35724003723			

**Price change history**

€140 000 on May 30, 2025



