

355m² House for Sale in Nicosia District

- 6 bedrooms
- 5WC
- Internal Area 463m2
- Plot 1051m2
- Garage Parking
- Storage Room
- Play Room
- Swimming pool



For sale: Spacious detached villa located in the desirable area of Archangelos. This impressive property offers a generous internal space of 355 m², perfect for families seeking comfort and privacy. The villa features six well-proportioned bedrooms, four modern bathrooms, a full basement, and a bright ground floor, providing ample room for both relaxation and entertaining.

Built in 2005 on a large plot, the villa’s outdoor space includes a private swimming pool and plenty of room for gardening or o...

| Property Info    |                | Plot / Area Info                               |              | Additional info  |           |
|------------------|----------------|--|--------------|------------------|-----------|
| Covered Area     | 355            | Plot area                                      | 1051         | Reference Number | 12394     |
| Air Conditioning | All rooms, Yes | Pool   | Yes          | Property type    | House     |
|                  |                | Parking  | Covered, Yes | Condition        | Pre-Owned |
|                  |                |  |              | Bathrooms        | 4         |
| Amenities        |                | Location                                       |              |                  |           |
| • Guest WC       |                | Region: Nicosia                                |              |                  |           |
|                  |                | Coordinates: 35.126827828317 / 33.316260287808 |              |                  |           |

## Price: €1 750 000 + VAT

VAT for this property is **€228,979** or **€332,500**. 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>~€66 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 930.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                     |             |            |                          |
|---------------------|-------------|------------|--------------------------|
| Registration number | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number      | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: +35722344842 |             |            |                          |

## Price change history

€1 750 000 on Jun 25, 2025







