

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

Covered Area **355**
Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **1051**
Pool **Yes**
Parking **Covered, Yes**

Additional info

Reference Number **12394**
Property type **House**
Condition **Pre-Owned**
Bathrooms **4**

Amenities

- Guest WC

Location

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 | Excluded | Title transfer fee | ~€66 600.00 | Common expenses | None |
| | | Price per SQM | €4 930.00/m² | | |

Representative: Kadis Estates

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

Price change history

€1 750 000 on Jun 25, 2025





