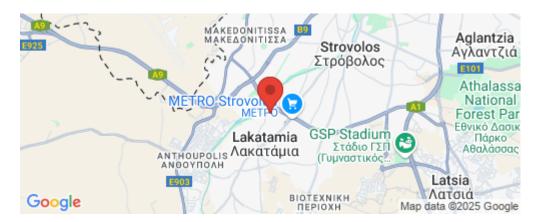


## 355m<sup>2</sup> House for Sale in Nicosia District

- 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 m<sup>2</sup>, 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	
	355 All rooms, Yes	Plot area Pool Parking	1051 Yes Covered, Yes	Reference Number Property type Condition Bathrooms	12634 House Pre-Owned 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	Excluded	Title transfer fee	~ <b>€</b> 66 600.00	Common expenses	Nama
		Price ner SOM	€4 930.00/m <sup>2</sup>		None

## **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 26, 2025























