

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

- 6 bedrooms
- 5WC
- Internal Area 463m<sup>2</sup>
- Plot 1051m<sup>2</sup>
- 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	
Covered Area	<b>355</b>	Plot area	<b>1051</b>	Reference Number	<b>12634</b>
Air Conditioning	<b>All rooms, Yes</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
		Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
				Bathrooms	<b>4</b>

Amenities	Location
• Guest WC	Region: <b>Nicosia</b> Coordinates: <b>35.126827828317 / 33.316260287808</b>

## 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 Price per SQM	<b>~€66 600.00</b> <b>€4 930.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kadis Estates

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License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 750 000 on Jun 26, 2025





