

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	12634
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>
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## Price change history

€1 750 000 on Jun 26, 2025







