

## 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

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

### Plot / Area Info

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

### Additional info

Reference Number **12634**  
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	<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: <b>+35722344842</b>			

## Price change history

€1 750 000 on Jun 26, 2025





