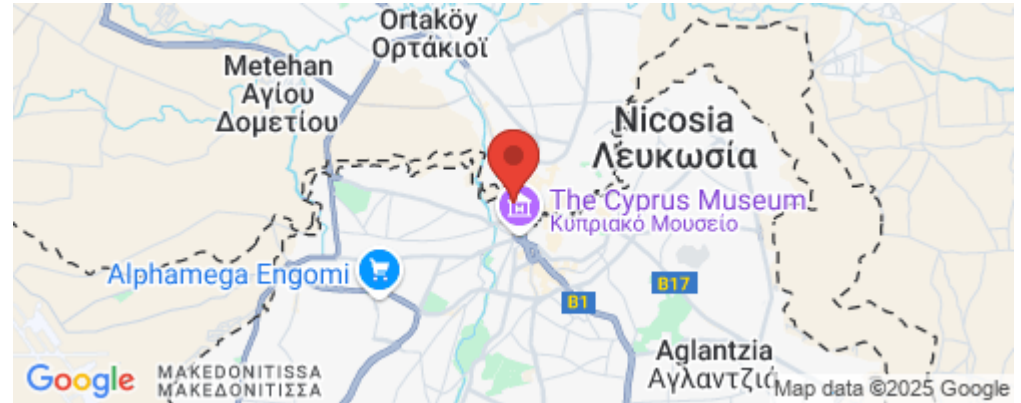


## 558m<sup>2</sup> Building for Sale in Nicosia District

Two generous plots with an enclosed area of approx. 558m<sup>2</sup>



Configured into two main wings:

- Western Wing (Ground Floor): Features a welcoming entrance hall, reception area, two large dining rooms, a private dining/conference room, two offices, bar area, kitchen with storerooms, and guest restrooms.
- Eastern Wing (Two Storeys): Comprises a spacious lounge with a fireplace, seating area, shower facilities, and restrooms—ideal for VIP hosting or exclusive use.

Exterior Features:

- Surrounded by a meticulously landscaped garden, blending paved courtyards with lush ornamental greenery.
- Front yard: Offers private parking and secure gated access.

## Price: €1 950 000 + VAT

VAT for this property is **€297,113** or **€370,500**. 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>~€74 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 495.00/m²</b>		

## 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

€1 950 000 on Jul 24, 2025



