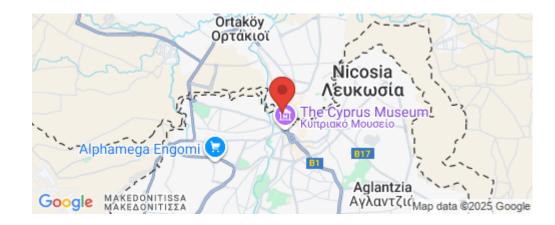


# 558m<sup>2</sup> Building for Sale in Nicosia District

Two generous plots with an enclosed area of approx. 558m2



### 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	Excluded	Title transfer fee	~€ <b>74</b> 600.00	Common overses	Mana
		Price per SOM	€3 495.00/m <sup>2</sup>	Common expenses	None

### **Representative: Kadis Estates**

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## **Price change history**

€1 950 000 on Jul 24, 2025



