

## 4 Bedroom House for Sale in Nicosia District

Four-bedroom house in Archaggelos, Nicosia. The ground floor of 210 sq.m. consists of an open plan living/dining room, a kitchen with a sitting/dining area, a guest toilet and two covered parking areas. The first floor of 220 sq.m. consists of four en-suite bedrooms. There is also a basement 200 sq.m. comprising of storage areas, a wine cellar and a laundry.

### Property Info

Covered Area	<b>430</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>558</b>
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### Additional info

Reference Number	<b>58879</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>4</b>

### Amenities

- Garden

### Location

Region: **Nicosia**

## Price: €780 000 + VAT

VAT for this property is **€110,107** or **€148,200**. 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>~€27 800.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 814.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€780 000 on Jul 25, 2025

