

4 Bedroom House for Sale in Sia, Nicosia District

Apartment house for sale in the area of Sia, Nicosia. Located in the very center of the village, this restored house, an architectural monument, is a unique combination of traditional architecture, thoughtful design and modern outdoor living. The residence is designed to function as a single family home or as two independent residential units — ideal for large families, guest accommodation or rental. Unit A is a two-storey mansion, which is an architectural monument, and consists of two bedrooms on the ground floor and a spacious master bedroom on the upper floor. Unit B is a one-bedroom house on the ground floor. The house has a video phone, underfloor heating with heat pump technology. ...

Property Info

Covered Area	255
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	No

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number	170223
Property type	House
Condition	Brand New
Bathrooms	4

Amenities

Location

Location: Sia Region: **Nicosia**

Price: €430 000 + VAT

VAT for this property is **€46,288** or **€81,700**. 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	None	Common expenses	None
		Price per SQM	€1 686.00/m²		

Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
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Price change history

€430 000 on Aug 2, 2025



