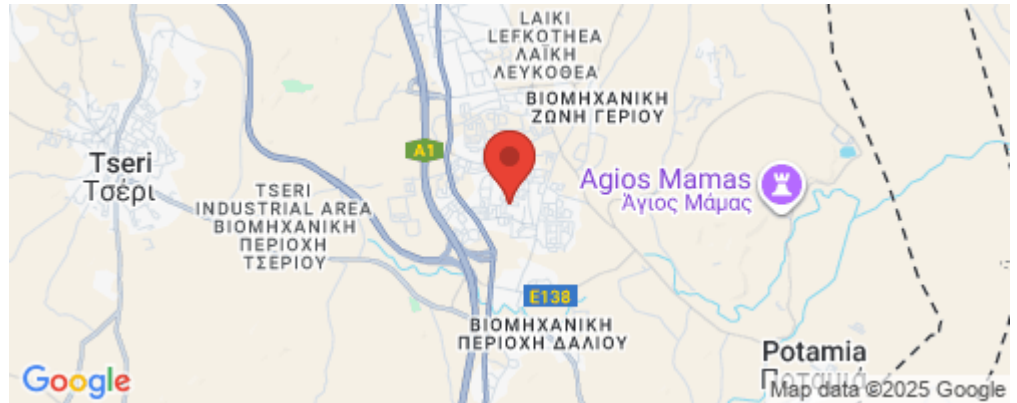


Located in Kalithea, Dali—southeast of Nicosia and near the archaeological site of ancient Idalion—this residential development offers a balance between access to urban infrastructure and proximity to natural and historical landmarks. The nearest beach in Larnaca is only 25 minutes away. Each unit is designed across two levels and includes three bedrooms and three bathrooms, with the master bedroom featuring an ensuite layout. Interior finishes, such as the kitchen, can be selected according to buyer preferences. The homes are equipped with a video intercom, security cameras, and an alarm system. Two covered verandas and two covered parking spaces are included, as well as a de...



### Plot / Area Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>187</b> |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>1</b>   |

Plot area **527**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>B295-1</b>    |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>3</b>         |

## Amenities

## Location

**Location:** Dali Region: **Nicosia**  
**Coordinates:** **35.0668 / 33.39169**

## Price: €460 000 + VAT

VAT for this property is **€35,742** or **€87,400**. 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>~€15 000.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 460.00/m²</b> |                 |             |

## Representative: Cyprus Developers Alliance (CDA Group)

|                                          |                                |            |                                               |
|------------------------------------------|--------------------------------|------------|-----------------------------------------------|
| Registration number                      | <b>Registration number 591</b> | Email      | <b>sales@cyprus-alliance.com</b>              |
| License number                           | <b>License 118/E</b>           | Legal name | <b>Cyprus Developers Alliance (CDA Group)</b> |
| Phone: <b>+35725314237, +35797977765</b> |                                |            |                                               |

## Price change history

€460 000 on Aug 26, 2025



