

440m² Building for Sale in Nicosia District

A spacious detached two-storey residential building, comprising two whole-floor 3-bedroom apartments, situated in a central area of City centre in Nicosia.

The property features indoor and outdoor living areas, ample space, and a converted garage with maid's quarters, making it ideal for multi-generational living or investment purposes.

Ground Floor
It consists of an entrance hall, an open plan living - dining room, a sitting room, a kitchen with dining area, a guest toilet, a family bathroom and three bedrooms.

Externally it features a barbeque area, and a covered parking space that has been converted to a maid's room with a bathroom and a small kitchen.

Price: €480 000 + VAT

VAT for this property is **€68,291** or **€91,200**. 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	Excluded	Title transfer fee	~€15 800.00	Common expenses	None
		Price per SQM	€1 091.00/m²		

Representative: 1st Class Homes

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

Price change history

€480 000 on Oct 31, 2025







