

## 445m<sup>2</sup> Building for Sale in Agios Dometios, Nicosia District

- 6 bedrooms
- 5 W/C
- Covered Verandas 445m<sup>2</sup>
- Covered Verandas 61m<sup>2</sup>
- Uncovered Verandas 38m<sup>2</sup>
- Loft 30m<sup>2</sup>
- Plot Area 513m<sup>2</sup>



The property comprises a ground floor and a first-floor residence.

The ground floor residence comprises a hall, living/sitting area, kitchen, laundry room, w/c, a common bathroom and 3 bedrooms. It has an internal area of 210m<sup>2</sup>, covered verandas of 40m<sup>2</sup> and uncovered verandas of 25m<sup>2</sup>.

The first-floor residence comprises a hall, open plan living/sitting area, kitchen with sitting area, storage room (loft), w/c, a common bathroom and 3 bedrooms (the master is en-suite). It has an internal area of 235m<sup>2</sup> ...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**445**

Plot area

**513**

Reference Number

**16679**

Property type

**Building**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Agios Dometios

Region: **Nicosia**

Coordinates: **35.173926235017 / 33.335357492814**

## Price: €565 000 + VAT

VAT for this property is **€80,687** or **€107,350**. 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>~€19 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 270.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€565 000 on Feb 5, 2026





