

## 450m<sup>2</sup> House for Sale in Nicosia - Agios Andreas

- 6 bedrooms
- 4 W/C
- Covered Areas 450m<sup>2</sup>
- Covered Verandas 54m<sup>2</sup>
- Uncovered Verandas 150m<sup>2</sup>
- Plot Area 646m<sup>2</sup>
- Covered Parking
- Fireplace
- Office



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**450**

Plot area  
Parking

**646**  
**Covered, Yes**

Reference Number  
Property type  
Condition  
Bathrooms

**17409**  
**House**  
**Pre-Owned**  
**4**

### Amenities

### Location

- Guest WC

**Location:** Nicosia - Agios Andreas  
Coordinates: **35.174129763008 / 33.349014280749**

Region: **Nicosia**

## Price: €710 000 + VAT

VAT for this property is **€101,767** or **€134,900**. 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>~€25 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 578.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€710 000 on Mar 7, 2026

