

3 Bedroom House for Sale in Agia Varvara Lefkosias, Nicosia District

Two-Storey House in Agia Varvara area, Nicosia. This property represents an appealing option for homeowners seeking a residence with character or investors looking for a property with redevelopment or mixed-use potential in a well-connected village of the Nicosia district. The property is ideally positioned approximately 90 meters south of the main road leading to the highway, offering easy access, and about 210 meters northwest of Timios Stavros Church2 

The house was constructed around the year 2009 and corresponds to a 242/461 share of a residential plot of 478 sq.m. (approximately 251 sq.m.), offering an enclosed internal area of 180 sq.m., a covered veranda of 6 sq.m., and an un...

Property Info

Covered Area
Air Conditioning

180
All rooms, Yes

Plot / Area Info

Plot area
Parking

251
Covered, Yes

Additional info

Reference Number	55411
Property type	House
Condition	Pre-Owned
Bathrooms	2

Amenities

- Guest WC

Location

Location: Agia Varvara Lefkosias Region: **Nicosia**
Coordinates: **34.9980408 / 33.3699881**

Price: €229 000 + VAT

VAT for this property is **€16,793** or **€43,510**. 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	~€5 760.00	Common expenses	None
		Price per SQM	€1 272.00/m²		

Representative: Kalogirou Real Estate

Registration number	1104	Email	info@kalogirourealestate.com
License number	569/E	Legal name	N/A
Phone: +35724003723			

Price change history

€229 000 on Mar 21, 2026











