

4 Bedroom House for Sale in Sia, Nicosia District

Luxury villa for sale in Shia village, Nicosia — the perfect combination of comfort, privacy and modern style. The house is located in a quiet, picturesque location and is surrounded by nature, creating an atmosphere of complete tranquility. The villa impresses with its spacious layout and high-quality finishes. Everything is provided inside for a comfortable stay: underfloor heating, a modern kitchen, large bright rooms and cozy verandas. There is a swimming pool on the plot, as well as a beautiful garden area for outdoor recreation. The price includes an additional plot of land with a separate certificate of ownership, which can be integrated into the villa or used separately at the dis...

Property Info

Covered Area **255**
 Furnishing **Unfurnished**
 Energy Efficiency **A**
 Air Conditioning **No**

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number **214297**
 Property type **House**
 Condition **Brand New**
 Bathrooms **4**

Amenities

Location

Location: Sia Region: **Nicosia**

Price: €460 000 + VAT

VAT for this property is **€49,518** 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€1 804.00/m²		

Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
License number	338/E	Legal name	N/A
Phone: +35796644888			

Price change history

€460 000 on May 1, 2026



