

Listed House with Extra Plot in Sia For Sale

FOR SALE - € 570,000 + VAT EUR



<https://www.mayfaircyprus.net/p/261267>

Prop No. **261267**
City: **Nicosia**
Area: **Sia**
Bedrooms: **4 Bedrooms**
Bathrooms: **4 Baths**
Covered area: **255 m²**
Plot: **700 m²**
Title deeds: **After construction**
Property Type: **Listed House/Traditional**
Condition: **Resale**
Delivery Date: **2027**

This stunning existing listed house with plans for renovation includes two separate plots with a combined land area of over 700 m². It is located in the charming village of Sia, Nicosia, just 200 meters from Sia Elementary School.

The ground floor will include a spacious kitchen with an island, a dining area, a guest bathroom, a separate living room, and two bedrooms sharing a main bathroom. A separate entrance leads to a self-contained unit with an open-plan living, dining, and kitchen area (with island), one bedroom, and a full bathroom. The upper floor will be dedicated to the master suite, featuring a bedroom, en-suite bathroom, and walk-in closet. Outside, the villa will offer a private swimming pool, large verandas, a landscaped garden, and a three-car garage.

The price includes:
- Both title-deeded plots
- Underfloor heating
- A swimming pool
- Numerous high-end features

The existing house and its extension are one property, with a single title. The second plot, which will be used as a parking lot, has a separate title deed.

The restoration work has already begun with construction scheduled for completion in 2027.
VAT applies only to the additional plot designated for parking, which is included in the price.

Property features

- BBQ Area
- Balcony
- Double Glazing
- En-suite
- Garage
- Garden
- Guest W.C
- Maids Quarters
- Main Bathroom
- Open Plan Fitted Kitchen
- Pressurized Water System
- Private Pool
- Solar Panels
- Store Room
- Walk in Wardrobes

Mayfair Properties

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