

## 3 Bedroom House for Sale in Strovolos, Nicosia District

This brand new project consists of five houses 4 houses of three bedrooms and 1 house of four bedrooms . The project is located in Strovolos near American Medical Center. This house is detached. The ground floor consists of a living room with dining area a kitchen and a guest wc. The first floor consists of three bedrooms and two bathrooms one en suite in master bedroom . PROPERTY FEATURES Parking of two cars 1 storage Each house will have a photovoltaic system power generation up to 5 kilowatt hours CCTV system Modern Italian kitchen from Cucina Cucina BBQ area Underfloor heating Αυτό το ολοκαίνουργιο έργο αποτελείται από πέντε σπίτια 4 σ?...

### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>218</b> |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>358</b> |
|-----------|------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>VL20006</b>   |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

#### Location

**Location:** Strovolos Region: **Nicosia**

## Price: €495 000 + VAT

VAT for this property is **€46,367** or **€94,050**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 271.00/m<sup>2</sup></b> |                 |             |

## Representative: Nicolaou Estates

|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
| Registration number | <b>693</b>   | Email      | <b>pnicolaou@nicolaouestates.com</b> |
| License number      | <b>365/E</b> | Legal name | <b>Nicolaou Estates LTD</b>          |
| Phone:              |              |            |                                      |

## Price change history

€495 000 on Nov 3, 2023





