

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

An exclusive collection of luxury villas located in the suburbs of Nicosia in the Senior School New GSP area . The neighborhood has recently enjoyed a surge of new luxury residences due to its proximity to the city as well as to all major road networks. There are a plethora of amenities in the vicinity including schools sports centers bakeries and other convenience shops. Designed from the ground up every minute detail has been addressed to cater for the needs of the modern family. The villas have a contemporary architecture with floating slabs and floor to ceiling windows providing abundant sunlight and unobstructed views to the gardens. The ground floor areas consist of the living area ...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>334</b> |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>681</b> |
|-----------|------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>VL17938</b>   |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>4</b>         |

### Amenities

- Balcony

### Location

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

## Price: €1 150 000 + VAT

VAT for this property is **€146,195** or **€218,500**. 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>€3 443.00/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

€1 150 000 on Nov 4, 2023





