

## 6+ Bedroom House for Sale in Strovolos, Nicosia District

- ✓ 7 Bed
- ✓ 9 W/C
- ✓ Internal Areas 680m2
- ✓ Plot Area 1736m2
- ✓ Covered Parking
- ✓ Photovoltaic Panels 12KW
- ✓ Swimming Pool
- ✓ Basketball Court
- ✓ Garden



### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>680</b>                  |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>1736</b>         |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>2524</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>5+</b>        |

### Amenities

- Guest WC

### Location

**Location:** Strovolos  
**Coordinates:** **35.119057642244 / 33.348043461794**

Region: **Nicosia**

## Price: €1 350 000 + VAT

VAT for this property is **€214,809** or **€256,500**. 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>~€50 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 985.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                     |             |            |                          |
|---------------------|-------------|------------|--------------------------|
| Registration number | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number      | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: +35722344842 |             |            |                          |

## Price change history

€1 350 000 on Jan 19, 2024



