

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

A unique project at the heart of Old Strovolos Near pedieos park, designed by a award-winning architect. The project includes a series of detached  residences, each with a distinctive interior plan. a spacious living space with 276 SQM of covered area, as well as:

- 4 Bedroom
- 4 Bath
- 35 SQM of exclusive front yard
- 65 SQM veranda with mountains view
- 21 SQM of parking space (for 2 cars)
- A very large storage space
- 4 Stories
- 2018 Build
- Private Pool
- TITLE DEED AVAILABLE !!

Access to shared spaces of roof gardens, gated green area, and entrance gallery.

The property comes ...

**Property Info****Plot / Area Info****Additional info**

Covered Area	<b>276</b>	Pool	<b>Yes</b>	Reference Number	<b>2974</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Pre-Owned</b>

## Amenities

## Location

- Garden

**Location:** Strovolos **Region:** **Nicosia**  
**Coordinates:** **35.1436629 / 33.3437909**

## Price: €799 000 + VAT

VAT for this property is **€91,017** or **€151,810**. 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 Price per SQM	<b>~€28 560.00</b> <b>€2 895.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kadis Estates

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License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€799 000 on Jan 19, 2024





