

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

- ✓3+1 Bed
- ✓3 WC
- ✓Office
- ✓Internal Covered Area 149m2
- ✓Covered Verandas 47m2
- ✓Roof Garden 100m2
- ✓Energy Efficiency "A"
- ✓Underfloor Heating
- ✓A/C
- ✓Electric Shutters
- ✓Provisions for Photovoltaic Panels



### Property Info

Covered Area **149**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **3203**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **3**

### Amenities

- Elevator

### Location

**Location:** Strovolos  
 Coordinates: **35.153823430386 / 33.362782221782**

Region: **Nicosia**

## Price: €725 000 + VAT

VAT for this property is **€36,250** or **€137,750**. 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>~€25 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 866.00/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: <b>+35722344842</b> |             |            |                          |

## Price change history

€725 000 on Jan 19, 2024





