

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

- ✓ 5 Spacious Bedrooms
- ✓ 5 Bathrooms-En-Suite
- ✓ Maid's Room
- ✓ Laundry Room with Kitchenette
- ✓ Jacuzzi
- ✓ Fireplace
- ✓ Elevator
- ✓ Private Heated Swimming Pool with Salt Water
- ✓ Sauna
- ✓ Water Pressure System
- ✓ Internal Areas 410m2
- ✓ Plot 600m2
- ✓ 4 Parking
- ✓ Landscaped Garden
- ✓ Year 2007



### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>410</b>                  |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>600</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>3396</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>5+</b>        |

### Amenities

- Gym

### Location

**Location:** Strovolos  
**Coordinates:** **35.110858037656 / 33.333948618524**

Region: **Nicosia**

## Price: €900 000 + VAT

VAT for this property is **€124,902** or **€171,000**. 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>~€32 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 195.00/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

€970 000 on Jan 19, 2024  
 €850 000 on Jan 1, 2025  
 €900 000 on May 16, 2025









