

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

- 3 Bedrooms
- 172 sqm Internal
- 297 sqm Plot
- Private Pool
- Garden
- Attic
- Double Glazed Windows
- Covered Parking
- Year 2008
- Title Deed



### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>172</b>                  |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>297</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>3420</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Gym

### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.109360823214 / 33.33434389472**

## Price: €430 000 + VAT

VAT for this property is **€29,200** or **€81,700**. 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>~€13 800.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 500.00/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

€420 000 on Jan 19, 2024

€410 000 on Mar 21, 2024

€430 000 on May 3, 2025







