

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

The property is a 3 bedroom apartment in Chryseleousa quarter, Strovolos. It is located on the sixth floor of a residential building known as "Vamiko 10", 100m from Prodromou street and 700m from European University Cyprus.



The apartment has a covered area of 171sqm, 6sqm covered verandas and 42sqm uncovered verandas.

It consists of an open space with a living room and dining room, a kitchen, three bedrooms, a bathroom with a toilet, a guest toilet, and two terraces, one of which has a barbecue.

The property offers close proximity to all amenities and easy access to Nicosia’s city center.

The apartment is in need of refurbishment.

#### Property Info

Covered Area **171**  
 Floor Number **6**  
 Energy Efficiency **G**

#### Plot / Area Info

#### Additional info

Reference Number **5760**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Construction Year **1990 and older**  
 Bathrooms **2**

#### Amenities

#### Location



**Location:** Strovolos - Chryseleousa    **Region:** **Nicosia**  
**Coordinates:** **35.158613 / 33.343832**

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## Price: €160 000 + VAT

VAT for this property is **€10,751** or **€30,400**. 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>~€3 150.00</b>            | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€936.00/m<sup>2</sup></b> |                 |             |

## Representative: GoGordian (Gordian Servicing)

|  |            |            |  |
|--|------------|------------|--|
| Registration number                      | <b>N/A</b> | Email      | <b>seraclidou@gordianservicing.com</b> |
| License number                           | <b>N/A</b> | Legal name | <b>GoGordian (Gordian Servicing)</b>   |
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## Price change history

€160 000 on Jul 19, 2023



