

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

The property is a 4 bedroom house in Chryseleousa quarter, Strovolos. It is located 150m from the Presidential Palace area and 200m from Strovolou avenue.



The house has a covered area of 350sqm, a basement of 90sqm and 30sqm of covered verandas. The ground floor consists of an entrance hall, living room with fireplace, dining room, kitchen, storage room, laundry room, office, internal garden and covered verandas. The first floor consists of four bedrooms and two bathrooms.

There is also an attic. The basement consists of a sauna, covered parking space, boiler room and water tanker room.

The property is built within a corner plot with an area of 553sqm and benefits...

### Property Info

Covered Area **350**  
Energy Efficiency **E**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **8790**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **1990 and older**  
Bathrooms **3**

### Amenities

### Location



**Location:** Strovolos - Chryseleousa    **Region:** **Nicosia**  
**Coordinates:** **35.152644 / 33.345203**

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## Price: €565 000 + VAT

VAT for this property is **€73,450** or **€107,350**. 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>~€19 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 614.00/m<sup>2</sup></b>		

## Representative: GoGordian (Gordian Servicing)

Registration number	<b>N/A</b>	Email	<b>seraclidou@gordianservicing.com</b>
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## Price change history

€650 000 on Jul 19, 2023  
 €565 000 on Feb 20, 2025





























