

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

The house is situated in one of the most luxurious areas of Nicosia. It is very close to the town centre, with easy proximity to Limassol and Troodos highways, schools and all amenities. The property is build over three floors with 1000m2 covered area and 840 m2 plot, it has a unique modern design and it's built with the most expensive materials.

Among other elements, the house features modern solid wooden floors, under-floor heating supported with solar energy, VRV air-conditioning, security alarm and camera system, home automation system for ground floor lighting, structure cabling in all the rooms, over flow 10mx5m swimming pool, sauna room (optional), steam shower, gym, ...

### Property Info

Covered Area	<b>1000</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>840</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>22730</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2015</b>
Bathrooms	<b>5+</b>

### Amenities

- Storage room

### Location

**Location:** Strovolos Region: **Nicosia**

## Price: €2 800 000 + VAT

VAT for this property is **€473,200** or **€532,000**. 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>~€108 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 800.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€2 500 000 on May 22, 2024

€2 800 000 on Sep 20, 2024













