

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

An exclusive collection of luxury villas located in the suburbs of Nicosia. The ground floor areas consist of the living area, dining area, kitchen, and ensuite guestroom. It also includes a double-covered garage and a mud room.

The upper part of the villa is wrapped in vertical louvers which provide protection from the sun. For additional privacy, the master bedroom is separated from the other bedrooms via a 'bridge'. The oversized windows provide beautiful views of the garden and pool area.

The master bedroom has a large walk-in wardrobe and an ensuite shower. The other two bedrooms are also ensuite and have large windows for abundant sunlight. The central core of...

### Property Info

Covered Area	<b>347</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>681</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>39200</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2027</b>
Bathrooms	<b>3</b>

### Amenities

- Garden

### Location

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

## Price: €1 550 000 + VAT

VAT for this property is **€200,696** or **€294,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 467.00/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

€1 150 000 on May 23, 2024

€1 550 000 on Nov 11, 2025



