

## 6+ Bedroom House for Sale in Strovolos, Nicosia District

The property is located at what may well be the best dead end plot in Nicosia. A circular almost private road that leads to an uphill oversized cul de sac which provides exclusive access to the house.

The surrounding green area ensures no further neighbours and absolute privacy along with multiple additional parking spaces for house guests. The house is ideally located 7 minutes from Nicosia center and right near the highway at Latsia level for quick access to all cities avoiding city traffic.

Schools, major supermarkets and all other facilities within 2-3 km. Football grounds 400m. Porsche, Mercedes, BMW and VW/Audi main service centers within 1.5 km.

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### Property Info

Covered Area	<b>1034</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1034</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>47522</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2023</b>
Bathrooms	<b>5+</b>

### Amenities

- Roof Garden

### Location

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

## Price: €3 250 000 + VAT

VAT for this property is **€551,494** or **€617,500**. 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>~€126 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 143.00/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

€3 500 000 on May 24, 2024

€3 250 000 on Jun 3, 2024















