

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

A house and plot in Agios Vasileios quarter in Strovolos Municipality. The 75% share corresponds to the house and the vacant land. There is a distribution agreement in place. The house consists of 2 floors. It has a covered area of 215sqm, covered verandas of 15sqm and uncovered verandas of 70sqm.

The ground floor consists of a living room, dining/bar room, kitchen, laundry room, and guest WC. The first floor consists of three bedrooms (one en-suite) and a bathroom.

There are two parking spaces available and a private swimming pool. The southwestern part of the land is vacant and is 530sqm. It offers close proximity to all amenities and easy access to the highway.

Energy ...

### Property Info

Covered Area	<b>230</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>2222</b>
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### Additional info

Reference Number	<b>37143</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

### Amenities

- Garden

### Location

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

## Price: €550 000 + VAT

VAT for this property is **€54,283** or **€104,500**. 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>~€18 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 391.00/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

€680 000 on May 26, 2024  
 €550 000 on May 28, 2025







