

## 3 Bedroom House for Sale in Nicosia District

The asset is a house and plot in Agios Vasileios quarter in Strovolos Municipality. It offers close proximity to all amenities and easy access to the highway. . X

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 asset is a 50% share

The southwestern part of the land is vacant and is 530sqm.

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>215</b>	Plot area	<b>1195</b>	Reference Number	<b>35869</b>
		Pool	<b>Yes</b>	Property type	<b>House</b>
		Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
				Bathrooms	<b>1</b>

<b>Amenities</b>	<b>Location</b>
• Guest WC	Region: <b>Nicosia</b> Coordinates: <b>35.120182 / 33.332537</b>

## Price: €680 000 + VAT

VAT for this property is **€62,781** or **€129,200**. 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 Price per SQM	<b>~€23 800.00</b> <b>€3 163.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€680 000 on Aug 9, 2024



