

### 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. . 

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.

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**215**

Plot area

**1195**

Pool

**Yes**

Parking

**Covered, Yes**

Reference Number

**35869**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**1**

#### Amenities

- Guest WC

#### Location

Region: **Nicosia**

Coordinates: **35.120182 / 33.332537**

## 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	<b>~€23 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 163.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

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## Price change history

€680 000 on Aug 9, 2024



