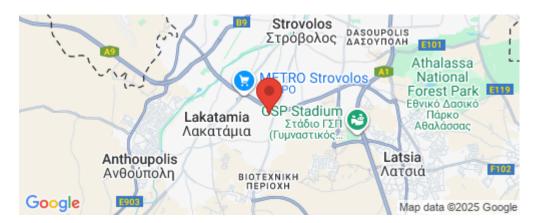


## 3 Bedroom House for Sale in Nicosia District

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 Pool Parking	1195 Yes Covered, Yes	Reference Number	35869
				Property type	House
				Condition	<b>Pre-Owned</b>
				Bathrooms	1

Amenities

• Guest WC

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 Excluded

Title transfer fee ~€23 800.00

Price per SQM €3 163.00/m²

Common expenses None

## Representative: Kalogirou Real Estate

Registration number 1104 Email info@kalogirourealestate.com
License number 569/E Legal name N/A

Phone: **+35724003723** 

## **Price change history**

€680 000 on Aug 9, 2024











