

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

Corner detached split-level house in Strovolos, at Apostolos Varnavas & Agios Makarios parish, in Stavros area, Nicosia.



The ground floor consists of an entrance hall, a living room, a dining room with a bar, a kitchen with sitting area. The upper floor comprises of three bedrooms of which the main is en-suite with a shower and toilet and a shared bathroom with toilet. At the 'piloti' there is a laundry room / cellar / kitchenette room, a storage room and covered parking spaces for 2 cars. Externally the property offers a barbecue area on the ground floor which is covered by a wooden pergola and a landscaped yard.

It is situated approxima...

#### Property Info

#### Plot / Area Info

Covered Area **236**

#### Additional info

Reference Number **24430**

Property type **House**

Condition **Pre-Owned**

Bathrooms **2**

#### Amenities

#### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.133663 / 33.352759**

## Price: €380 000 + VAT

VAT for this property is **€38,386** or **€72,200**. 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>~€11 800.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 610.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€380 000 on Nov 16, 2024















