

## 4 Bedroom Apartment for Sale in Strovolos - Archangelos, Nicosia District

Under Construction beautiful 4 bedroom penthouse with office, Roof Garden and optional pool in a great area in Strovolos, Nicosia-Cyprus.



The penthouse will consist of 108.4m<sup>2</sup> of internal areas plus 21.4m<sup>2</sup> covered veranda and 42.5m<sup>2</sup> roof garden with provision for a room. It will have 4 bedrooms, an office, two bathrooms, provision for AC split units and and photovoltaic panels installed. Moreover, it offers three parking spaces, a Roof Garden with a storage room, and provision for pool.

The project will be located in a great area in a cul de sac, close to many amenities and parks.

Price; 320,000 + VAT

REFERENCE NUMBER: 49223

### Property Info

Covered Area	<b>108</b>
Floor Number	
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>49223</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

- Storage room

**Location**

**Location:** Strovolos - Archangelos

Region: **Nicosia**

Coordinates: **35.135772305136 / 33.312447459013**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 963.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€300 000 on Sep 21, 2023

€320 000 on Oct 2, 2023

