


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

Reference ID: #SA35943 Price details: €1,000,000 The property is a two-storey house with a basement and a swimming pool in Strovolos. The house  has a covered area of 372sqm, 57sqm of a basement and it is built within a plot of 1,260sqm. The ground floor consists of a hallway, two living rooms, a sitting room with a fireplace, a dining room, a guest toilet, a kitchen with a dining area, a staff room. On the first floor, there is a sitting room, a bathroom with a toilet and four bedrooms. One of the bedrooms has an en-suite toilet with a shower, and another bedroom has an en-suite walk-in closet and a bathroom with a toilet. Externally, there is a covered veranda with pergola, big garden, aux...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**429**

Plot area

**1260**

Reference Number

**SA35943**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**3**

### Amenities

### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.121169741712 / 33.344909632115**

## Price: €1 000 000 + VAT

VAT for this property is **€141,049** or **€190,000**. 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>~€36 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 331.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€1 100 000 on Jan 31, 2025  
 €1 000 000 on Mar 12, 2025





