

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

Luxury 4+1 house for sale with a beautiful garden, pool area, garage for two cars and terraces on the lake shore in the area of Archangelos, Nicosia. On the ground floor there is a spacious living room, a dining room with a modern kitchen, the countertops of which are made of granite, a seating area for the whole family overlooking the garden, as well as a guest toilet. There are four bedrooms on the second floor: the master bedroom with an en-suite bathroom, the second bedroom with an en-suite bathroom and two other bedrooms with a shared bathroom. The house also includes a basement with one bedroom, which can be equipped for a gym, a game room, a staff room or a home cinema. The floors ...

### Property Info

|                   |                    |
|-------------------|--------------------|
| Covered Area      | <b>303</b>         |
| Furnishing        | <b>Unfurnished</b> |
| Energy Efficiency | <b>A</b>           |
| Air Conditioning  | <b>No</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>126012</b>    |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

### Location

**Location:** Strovolos - Archangelos Region: **Nicosia**

## Price: €912 000 + VAT

VAT for this property is **€110,072** or **€173,280**. 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>€3 010.00/m<sup>2</sup></b> |                 |             |

## Representative: DOM Real Estate

|                     |              |            |                        |
|---------------------|--------------|------------|------------------------|
| Registration number | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number      | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: +35796644888 |              |            |                        |

## Price change history

€912 000 on Feb 4, 2025



FLOOR PLAN



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