

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

This asset is a five-bedroom detached house on two floors in Strovolos. The house has a total area of 400sqm and comprises of a living room, a dining room, a kitchen, a laundry room, an office and a guest toilet room on the ground floor. The first floor comprises of five bedrooms, three with en-suite and a family bathroom. Storage space is available in the basement and in a small building in the yard. The house is equipped with central heating, a fireplace and split units. The asset offers two covered parking spaces, a barbeque area and a private swimming pool.

### Property Info

|                   |                             |
|-------------------|-----------------------------|
| Covered Area      | <b>400</b>                  |
| Covered Veranda   | <b>40</b>                   |
| Furnishing        | <b>Unfurnished</b>          |
| Energy Efficiency | <b>D</b>                    |
| Heating           | <b>Central Heating, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>530</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                   |                       |
|-------------------|-----------------------|
| Reference Number  | <b>7642</b>           |
| Property type     | <b>House</b>          |
| Condition         | <b>Pre-Owned</b>      |
| Construction Year | <b>1990 and older</b> |
| Bathrooms         | <b>4</b>              |

### Amenities

- Fireplace

### Location

**Location:** Strovolos Region: **Nicosia**

## Price: €490 000 + VAT

VAT for this property is **€67,375** or **€93,100**. 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>~€16 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 225.00/m<sup>2</sup></b> |                 |             |

## Representative: G&P Lazarou Estate Agents

|                     |                                   |            |  |
|---------------------|-----------------------------------|------------|--|
| Registration number | <b>701</b>                        | Email      | <b>info@gpazarou.com</b>                 |
| License number      | <b>442/E</b>                      | Legal name | <b>G&amp;P Lazarou Estate Agents Ltd</b> |
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## Price change history

€490 000 on Feb 18, 2025





