

6+ Bedroom House for Sale in Strovolos, Nicosia District

Reference ID: #SA36293Price details: €1,300,000The property is a two storey house in Agios Dimitrios, Strovolos. It is located just a few meters away from the primary school of Agios Dimitrios. The house has an internal area of 855sqm and 20sqm of covered verandas. Externally, there is a swimming pool.The plot has a land area of 1,030sqm.The property provides excellent proximity to amenities such as bakeries, pharmacies, schools and coffee shops. It also offers easy access to Nicosia City Centre and the highway.



Property Info

Plot / Area Info

Additional info

|              |     |           |      |                  |           |
|--------------|-----|-----------|------|------------------|-----------|
| Covered Area | 875 | Plot area | 1030 | Reference Number | SA36293   |
|              |     |           |      | Property type    | House     |
|              |     |           |      | Condition        | Pre-Owned |

Amenities

Location

Location: Strovolos  
Coordinates: 35.150919959058 / 33.367275640995  
Region: Nicosia

## Price: €1 300 000 + VAT

VAT for this property is **€215,800** or **€247,000**. 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>~€48 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 486.00/m²</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

€1 300 000 on Apr 1, 2025

