

### 3 Bedroom Apartment for Sale in Agios Vasileios, Nicosia District

Located near the Church of Agios Vasileios in Strovolos, within walking distance to supermarkets, schools, and shops. Offers quick access to Nicosia city center and the highway.

#### Building Characteristics

Built in 2010. The building is in good condition with 3 floors and 8 apartments in total. Apartment is located on the 2nd floor.

#### Comfortable Living Spaces

100 m<sup>2</sup> internal area and 20 m<sup>2</sup> covered verandas. Features a spacious living and dining area, separated kitchen, 3 bedrooms, full bathroom, and guest toilet.

#### Additional Features

Includes air conditioning, gas heating, solar heating system, water pressure system, uncovered parking, and storage room.v...

#### Property Info

Covered Area **100**  
 Floor Number **2**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Uncovered, Yes**

#### Additional info

Reference Number **239415**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Construction Year **2001-2010**  
 Bathrooms **2**

#### Amenities

- Parking

#### Location

**Location:** Agios Vasileios Region: **Nicosia**

## Price: €220 000 + VAT

VAT for this property is **€11,000** or **€41,800**. 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>~€5 400.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 200.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                 |
| License number                           | <b>1047</b>  | Legal name | <b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
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## Price change history

€220 000 on Sep 18, 2025





