

6+ Bedroom House for Sale in Strovolos, Nicosia District

Nestled in the prestigious, quiet neighborhood of Chryseleousa in Strovolos, this luxurious residence enjoys close proximity to supermarkets, private hospitals, a tennis club, and top-tier schools. A large park and one of Nicosia's best kindergartens are within walking distance. Spread across three levels, the house blends timeless elegance with comfort. The ground floor boasts a spacious living room with a striking 7-meter suspended fireplace, a home office, a cozy TV lounge, a sleek kitchen, guest bathroom, and an additional WC. Upstairs, four en-suite bedrooms include a refined master suite with private lounge, walk-in wardrobe, and deluxe bathroom. The lower level featur...



Property Info

Covered Area	860
Furnishing	Unfurnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	2328
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	12467
Property type	House
Condition	Pre-Owned
Construction Year	2025
Bathrooms	5+

Amenities

- Parking

Location

Location: Strovolos Region: **Nicosia**
Coordinates: **35.153511 / 33.331615**

Price: €5 150 000 + VAT

VAT for this property is **€852,744** or **€978,500**. 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	Excluded	Title transfer fee	~€202 600.00	Common expenses	None
		Price per SQM	€5 988.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€5 150 000 on Oct 8, 2025











