

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

Luxury new 4 bedroom house for sale in a complex under construction in the elite area of Archangelos, Nicosia. The house is located on its own private plot, which can be used to arrange a swimming pool, garden or recreation area. The project is designed to meet high standards of quality and energy efficiency, which ensures comfort, durability and significant energy savings. The housing has a Class A energy efficiency certificate, a underfloor heating system, as well as sound and thermal insulation, creating an ideal microclimate in the house. A solar water heater and a pressure water supply system are installed for stable water pressure. Ceramic tiles or parquet are used in the decoration,...

### Property Info

Covered Area **267**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **No**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **197202**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **3**

### Amenities

#### Location

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

## Price: €795 000 + VAT

VAT for this property is **€88,522** or **€151,050**. 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>€2 978.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€795 000 on Feb 14, 2026

