

## 3 Bedroom Apartment for Sale in Strovolos, Nicosia District

- ✓3+1 bedrooms
- ✓3 W/C
- ✓Internal Area 149m<sup>2</sup>
- ✓Covered Verandas 57m<sup>2</sup>
- ✓Covered Garden 10m<sup>2</sup>
- ✓A/C Installation
- ✓Security Door
- ✓Underfloor Heating Installation
- ✓Energy Efficiency "A"



### Property Info

### Plot / Area Info

### Additional info

Covered Area **149**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Parking **Covered, Yes**

Reference Number **1931**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **3**

### Amenities

### Location

**Location:** Strovolos  
 Coordinates: **35.151627165472 / 33.364358521318**

Region: **Nicosia**

## Price: €490 000 + VAT

VAT for this property is **€24,500** 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>€3 289.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€470 000 on Jan 18, 2024  
 €490 000 on Apr 12, 2024  
 €530 000 on Jul 5, 2024  
 €510 000 on Jun 14, 2025  
 €490 000 on Mar 4, 2026



PARKING AREA



3 BEDROOMS APARTMENTS

WITH MAID'S ROOM

2<sup>nd</sup> FLOOR



APARTMENTS	3 BEDROOMS
ALL AREAS	216 sq m
INTERNAL AREA	160 sq m
COVERED VERANDAS	47 sq m
COVERED GARDEN	9 sq m
MAID'S ROOM	1
WAREHOUSE	1
PARKING SPACE	2

3 BEDROOMS APARTMENTS

WITH MAID'S ROOM

3<sup>rd</sup> FLOOR



APARTMENTS	3 BEDROOMS
ALL AREAS	214 sq m
INTERNAL AREA	160 sq m
COVERED VERANDAS	47 sq m
COVERED GARDEN	7.6 sq m
MAID'S ROOM	1
WAREHOUSE	1
PARKING SPACE	2

3 BEDROOMS APARTMENTS

WITH JACUZZI  
&  
MAID'S ROOM  
&  
ROOF GARDEN

4<sup>th</sup> FLOOR



APARTMENTS	3 BEDROOMS
ALL AREAS	304 sq m
INTERNAL AREA	160 sq m
COVERED VERANDAS	48 sq m
COVERED GARDEN	6 sq m
MAID'S ROOM	1
JACUZZI	1
ROOF GARDEN	90sq m
WAREHOUSE	1
PARKING SPACE	2

ROOF GARDEN

