

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

- ✓3 bed
- ✓3 W/C
- ✓Internal Area 137m2
- ✓Covered Verandas 35m2
- ✓Uncovered Verandas 13.50m2
- ✓Roof Garden 21m2
- ✓Covered Parking



### Property Info

Covered Area **137**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **3487**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Elevator

### Location

**Location:** Strovolos  
 Coordinates: **35.142231075187 / 33.345053773233**  
 Region: **Nicosia**

## Price: €425 000 + VAT

VAT for this property is **€21,250** or **€80,750**. 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>€3 102.00/m²</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: +35722344842 |             |            |                          |

## Price change history

€395 000 on Jan 19, 2024  
 €375 000 on Mar 16, 2024  
 €395 000 on Oct 24, 2024  
 €425 000 on Jan 25, 2025



