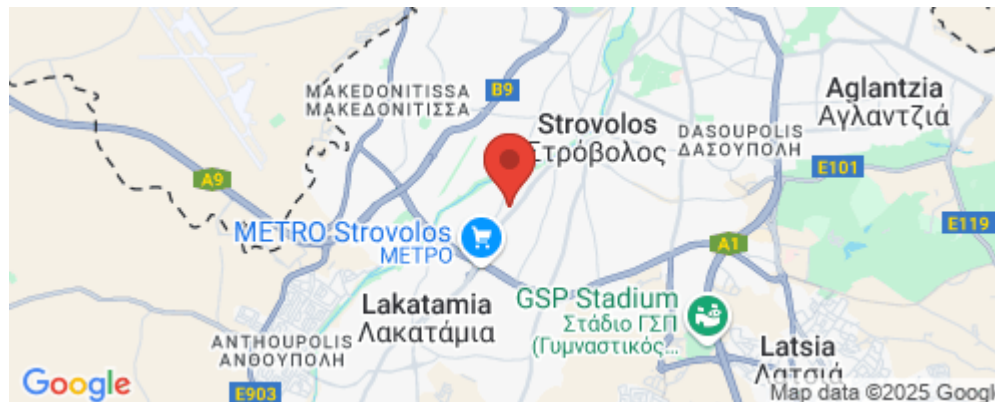


## 1 Bedroom Apartment for Sale in Strovolos, Nicosia District

In one of the most beautiful areas of Nicosia, with easy access to the city centre, we offer you an ideal three-storey building consisting of ten energy efficient Class A apartments.

The apartments have comfortable interiors, spacious bedrooms as well as large main and auxiliary terraces for excellent functionality.



This Residence is an energy-efficient, modern building, which offers maximum quality and excellent design for a comfortable and happy life!

Key features:

- Energy Efficiency «A»
- Underfloor water heating with LG heat pump
- Installed NET METERING photovoltaic system for common area electricity

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>75</b>			Reference Number	<b>231975</b>
Covered Veranda	<b>20</b>			Property type	<b>Apartment</b>
Floor Number	<b>1</b>	Parking	<b>Yes</b>	Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>			Construction Year	<b>2024</b>
				Bathrooms	<b>1</b>

### Amenities Location



• Elevator

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.133910783756 / 33.328606913393**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €175 000 + VAT

VAT for this property is **€8,750** or **€33,250**. 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>€2 333.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€175 000 on Jul 28, 2024



1 & 2 BEDROOMS APARTMENTS

2<sup>nd</sup>  
FLOOR



APARTMENTS	2 BEDROOMS	2 BEDROOM	1 BEDROOM	1 BEDROOM
	201	202	203	204
ALL AREAS	103 sq m	103 sq m	74 sq m	81 sq m
INTERNAL AREA	85 sq m	85 sq m	55 sq m	62 sq m
COVERED VERANDAS	18 sq m	18 sq m	19 sq m	19 sq m
UNCOVERED VERANDAS	x	x	x	x
WAREHOUSE	1	1	1	1
PARKING SPACE	1	1	1	1

