

# 1 Bedroom Apartment for Sale in Strovolos, Nicosia District

Contemporary Living in Nicosia – Energy-Efficient Apartments with Modern Comfort ✖

Set in one of the most beautiful areas of Nicosia, this exclusive three-storey residence combines modern architecture, spacious design, and cutting-edge energy efficiency. With just ten apartments in total, the project offers a unique opportunity to live in a quiet and prestigious neighborhood while remaining only minutes from the city center.

### Design & Architecture

The building is designed with a minimal, elegant aesthetic that emphasizes clean lines and functional layouts. Each apartment features comfortable interiors, generous bedrooms, and large main and auxiliary terraces, ensuring...

### Property Info

Covered Area	<b>75</b>
Covered Veranda	<b>20</b>
Floor Number	<b>1</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>231975</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Strovolos  
 Coordinates: **35.133910783756 / 33.328606913393**

Region: **Nicosia**

## Price: €165 000 + VAT

VAT for this property is **€8,250** or **€31,350**. 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>€2 200.00/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>
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## Price change history

€175 000 on Jul 28, 2024  
 €155 000 on May 12, 2025  
 €165 000 on Sep 30, 2025



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

