

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

### 1-Bedroom Apartment - Modern Simplicity & Urban Comfort

This 1-bedroom apartment offers an ideal balance of style and practicality, perfect for professionals, couples, or investors seeking a central Nicosia residence.

#### Living & Dining Area

The open-plan design maximizes space and natural light, with large energy-efficient windows opening to a private veranda. A cozy yet modern area, it's perfect for both everyday living and entertaining guests.

#### Kitchen

Italian cabinetry and premium finishes create a sleek, contemporary kitchen with functionality at its core. Ample counter space makes cooking both practical and enjoyable.

#### Bedroom

The bed...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>81</b>			Reference Number	<b>231976</b>
Covered Veranda	<b>19</b>			Property type	<b>Apartment</b>
Floor Number	<b>2</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>			Construction Year	<b>2026</b>
				Bathrooms	<b>1</b>

#### Amenities

- Parking

#### Location

**Location:** Strovolos

Coordinates: **35.13391078375554 / 33.32860691339319**

Region: **Nicosia**

## Price: €170 000 + VAT

VAT for this property is **€8,500** or **€32,300**. 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 Price per SQM	<b>None</b> <b>€2 099.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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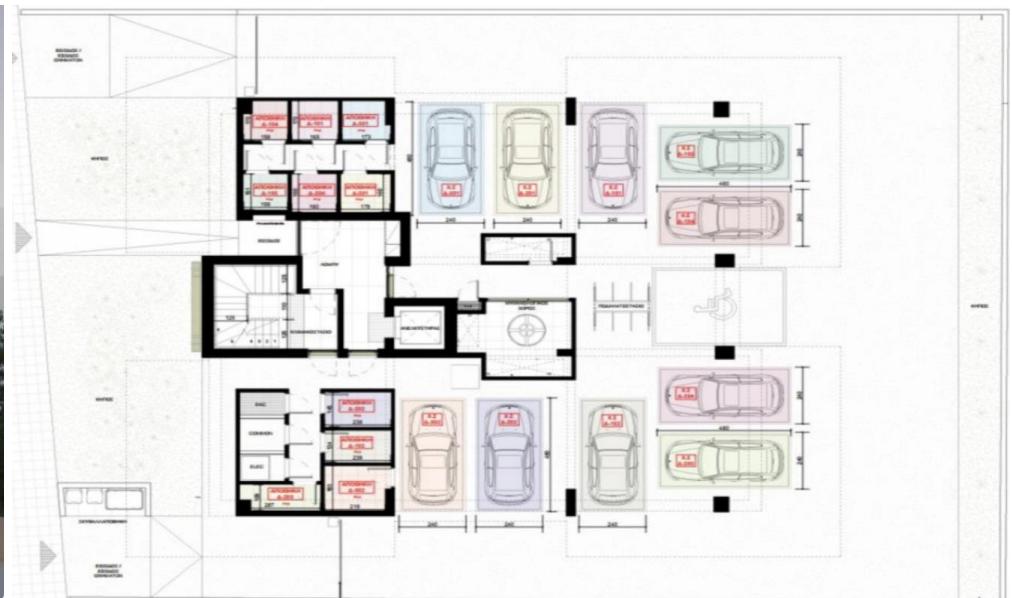
## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€195 000 on Jul 28, 2024

€170 000 on Sep 30, 2025



1 & 2 BEDROOMS APARTMENTS

2<sup>nd</sup>  
FLOOR



APARTMENTS	2 BEDROOMS	1 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