

# 1 Bedroom Apartment for Sale in Strovolos, Nicosia District

1-Bedroom Apartment - Modern Comfort Near the University of Nicosia



## General Description

The 1-bedroom apartment offers a perfect combination of style, comfort, and practicality in one of Makedonitissa's most desirable neighborhoods. Located just a short walk from Heroon Avenue, Nicosia Mall, and the University of Nicosia, it provides both convenience and tranquility — ideal for professionals, students, or investors seeking a modern urban home in a prime area.

## Layout & Interiors

The apartment's open-plan layout creates a spacious and inviting atmosphere. The living and dining areas flow effortlessly into the modern kitchen, while large sliding doors exte...

### Property Info

Covered Area	<b>61</b>
Covered Veranda	<b>10</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>232183</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2024</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.14210671451 / 33.352090980393**

## Price: €145 000 + VAT

VAT for this property is **€7,250** or **€27,550**. 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>€2 377.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€150 000 on Aug 3, 2024  
 €145 000 on Feb 19, 2025



