

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	61
Covered Veranda	10
Floor Number	2
Total Number of Floors	2
Energy Efficiency	A

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number	232183
Property type	Apartment
Condition	Brand New
Construction Year	2024
Bathrooms	1

Amenities

- Parking

Location

Location: Strovolos
Coordinates: **35.14210671451 / 33.352090980393**

Region: **Nicosia**

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€2 377.00/m²		

Representative: MySpace

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Price change history

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



