

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

A new Residence is designed to meet the needs of the modern man.

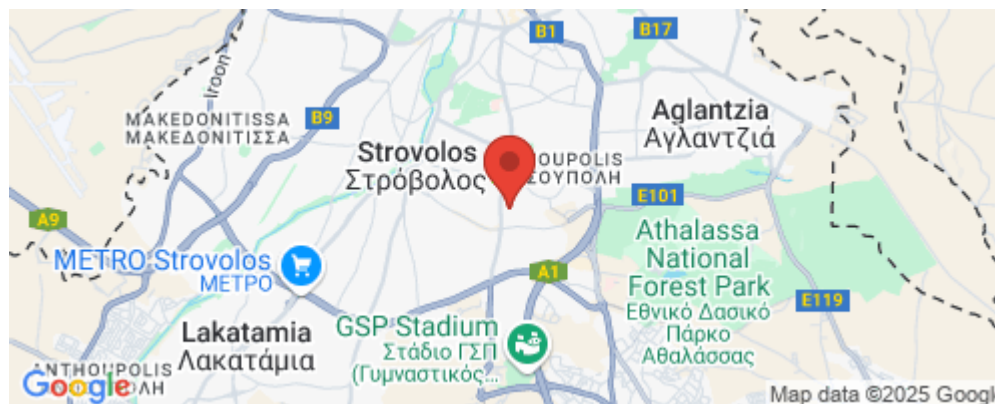
Located in Strovolos area of Nicosia.

The project consists of 6 apartments, one of 2 bedrooms and one of 3 bedrooms on each floor. Each apartment has a storage room and a covered parking space in the shed, a main bathroom and shower in the master bedroom, a single living room – dining room, a kitchen and a large covered terrace. All apartments have underfloor heating heat pump. The 3 bedroom apartments have solar panels.

Other features of the apartments are:

- Set-top boxes
- Heat-insulating Aluminum
- Solar water heaters with frames
- Pressure System

&#x2026;



| Property Info          |   | Plot / Area Info |              | Additional info   |                    |
|------------------------|---|------------------|--------------|-------------------|--------------------|
| Covered Area           | 132   |                  |              | Reference Number  | 232866             |
| Covered Veranda        | 27  |                  |              | Property type     | Apartment          |
| Floor Number           | 1   | Parking          | Covered, Yes | Condition         | Under Construction |
| Total Number of Floors | 3   |                  |              | Construction Year | 2026               |
| Energy Efficiency      | A   |                  |              | Bathrooms         | 2                  |
| Amenities              | Location  |                  |              |                   |                    |
| • Parking              | <b>Location:</b> Strovolos<br>Coordinates: <b>35.137597005342 / 33.359488792448</b> |                  |              |                   |                    |
|                        | Region: <b>Nicosia</b>  |                  |              |                   |                    |

## Price: €274 000 + VAT

VAT for this property is **€13,700** or **€52,060**. 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>€2 076.00/m²</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

€248 000 on Sep 17, 2024  
 €274 000 on Mar 19, 2025



