

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

Reference ID: #SA31555 Price details: €450,000 +VAT In one of the most beautiful areas of Nicosia, with easy access to the city centre and close to all amenities (supermarkets, banks, shops, etc.), this is an ideal 3-floor apartment property consisting of 6 luxury apartments with energy efficiency A. The apartments have comfortable interiors, spacious bedrooms and large main and auxiliary terraces for maximum functionality. Energy Certificate A Class Highly energy-efficient sustainable aluminum systems Installed Air Conditioners (split units) in bedrooms and living room Solar water heaters Photovoltaic systems with net metering services Thermal insulation to minimise energy loss Italian kitchen a...



#### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>166</b> |
| Covered Veranda   | <b>25</b>  |
| Floor Number      | <b>1</b>   |
| Energy Efficiency | <b>A</b>   |

#### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>No</b>           |
| Parking | <b>Covered, Yes</b> |

#### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA31555</b>            |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2024</b>               |
| Bathrooms         | <b>2</b>                  |

#### Amenities

#### Location

**Location:** Strovolos  
**Coordinates:** **35.148342684002 / 33.361318811999**

Region: **Nicosia**

## Price: €450 000 + VAT

VAT for this property is **€28,572** or **€85,500**. 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>€2 711.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€450 000 on Sep 27, 2024



