

3 Bedroom Apartment for Sale in Strovolos, Nicosia District

This brand-new residential project is nestled in the heart of Archangelos, Strovolos, one of Nicosia’s most desirable neighborhoods. The two-story building comprises just 12 elegantly designed apartments, each thoughtfully crafted to offer modern comfort and functionality. With dedicated parking and storage rooms for every unit, residents can enjoy convenience and ease in their day-to-day living.



The Archangelos area is known for its tranquil environment and family-friendly atmosphere, making it ideal for those seeking a peaceful yet connected place to call home. With easy access to schools, parks, shopping centers, and local amenities, as well as quick connections to the city ce...

| Property Info          |     | Plot / Area Info                               |     | Additional info   |                    |
|------------------------|-----|--|-----|-------------------|--------------------|
| Covered Area           | 119 |  |     | Reference Number  | 233109             |
| Covered Veranda        | 19  |  |     | Property type     | Apartment          |
| Floor Number           | 1   | Parking  | Yes | Condition         | Under Construction |
| Total Number of Floors | 2   |  |     | Construction Year | 2026               |
| Energy Efficiency      | A   |  |     | Bathrooms         | 2                  |
| Amenities              |     | Location                                       |     |                   |                    |
| • Elevator             |     | Location: Strovolos                            |     | Region: Nicosia   |                    |
|                        |     | Coordinates: 35.136070875817 / 33.310329909165 |     |                   |                    |

## Price: €268 000 + VAT

VAT for this property is **€13,400** or **€50,920**. 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>€2 252.00/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

€258 000 on Oct 1, 2024  
 €268 000 on Dec 13, 2024





