

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

Modern 3-bedroom apartment for sale, located in a nice residential area of Strovolos.

The apartment is situated close to all amenities and services.

It features a spacious open plan living/dining area, a fully fitted kitchen, three bedrooms, including a master bedroom with an en suite, a main bathroom, a guest toilet, a separate laundry room, a covered veranda, covered parking and storage room.

Main features also include installation of photovoltaic panels, provision for air conditioning, video door phone and many more.

### Property Info

|                        |                    |
|------------------------|--------------------|
| Covered Area           | <b>159</b>         |
| Covered Veranda        | <b>27</b>          |
| Floor Number           | <b>1</b>           |
| Total Number of Floors | <b>2</b>           |
| Furnishing             | <b>Unfurnished</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>52149</b>              |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>3</b>                  |

### Amenities

- Parking

### Location

**Location:** Strovolos Region: **Nicosia**

## Price: €330 000 + VAT

VAT for this property is **€19,115** or **€62,700**. 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>€2 075.00/m<sup>2</sup></b> |                 |             |

## Representative: G&P Lazarou Estate Agents

|                                   |              |            |  |
|-----------------------------------|--------------|------------|--|
| Registration number               | <b>701</b>   | Email      | <b>info@gpazarou.com</b>                 |
| License number                    | <b>442/E</b> | Legal name | <b>G&amp;P Lazarou Estate Agents Ltd</b> |
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## Price change history

€330 000 on Feb 13, 2025

