

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

3-Bedroom Apartments – Modern Living with Comfort and Efficiency

#### General Description

This contemporary residential building offers nine spacious three-bedroom apartments, each thoughtfully designed to deliver modern comfort, energy efficiency, and urban convenience. Located in a peaceful yet well-connected neighborhood, it presents an ideal choice for families, professionals, or investors seeking refined living in a secure and well-maintained environment.

Every apartment combines generous interior spaces with large covered verandas, private covered parking, and individual storage rooms, ensuring both functionality and comfort in everyday living.

Design & Qual...

#### Property Info

|                 |            |
|-----------------|------------|
| Covered Area    | <b>137</b> |
| Covered Veranda | <b>28</b>  |
| Floor Number    | <b>3</b>   |

#### Plot / Area Info

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

#### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>235166</b>    |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2023</b>      |
| Bathrooms         | <b>2</b>         |

#### Amenities

- Parking

#### Location

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

## Price: €439 000 + VAT

VAT for this property is **€21,950** or **€83,410**. 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>€3 204.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |   |
|---------------------|-----------------------------------|------------|---|
| Registration number | <b>229/E</b>                      | Email      | <b>mymospace.cyprus@gmail.com</b>                 |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPOACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |   |

## Price change history

- €435 000 on Feb 19, 2025
- €439 000 on Feb 5, 2026
- €435 000 on Feb 20, 2026
- €439 000 on May 26, 2026



