

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

Well maintained 3-bedroom apartment for sale, located on a main avenue of Strovolos.

The apartment has spacious living area extended to a covered veranda, a separate fully fitted kitchen with a dining area, three bedrooms and two bathrooms. There is a covered parking space.

It is situated in one of the best areas of Strovolos, within walking distance to all amenities and services, with a direct access to the city center and to the highway.

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>154</b>            |
| Covered Veranda        | <b>22</b>             |
| Floor Number           | <b>4</b>              |
| Total Number of Floors | <b>6</b>              |
| Furnishing             | <b>Furnished</b>      |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

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

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>50577</b>     |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>1991-2000</b> |
| Bathrooms         | <b>2</b>         |

### Amenities

- Parking

### Location

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

## Price: €185 000 + VAT

VAT for this property is **€9,923** or **€35,150**. 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>~€4 000.00</b>   | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€1 201.00/m²</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> |
| Phone: <b>+35722024949, +35799832817</b> |              |            |  |

## Price change history

€185 000 on Feb 27, 2025





