

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

- 3 bedrooms
- 3 W/C
- Internal Area 107m2
- Covered Verandas 33m2
- Roof Garden 33m2
- Swimming Pool
- Covered Parking
- Storage
- Energy Efficiency "A"



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**107**

Pool  
Parking

**Yes**  
**Covered, Yes**

Reference Number  
Property type  
Condition  
Bathrooms

**11222**  
**Apartment**  
**Brand New**  
**3**

### Amenities

### Location

- Storage room

**Location:** Strovolos  
Coordinates: **35.132726477093 / 33.345411917815**

Region: **Nicosia**

## Price: €445 000 + VAT

VAT for this property is **€22,250** or **€84,550**. 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>€4 159.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

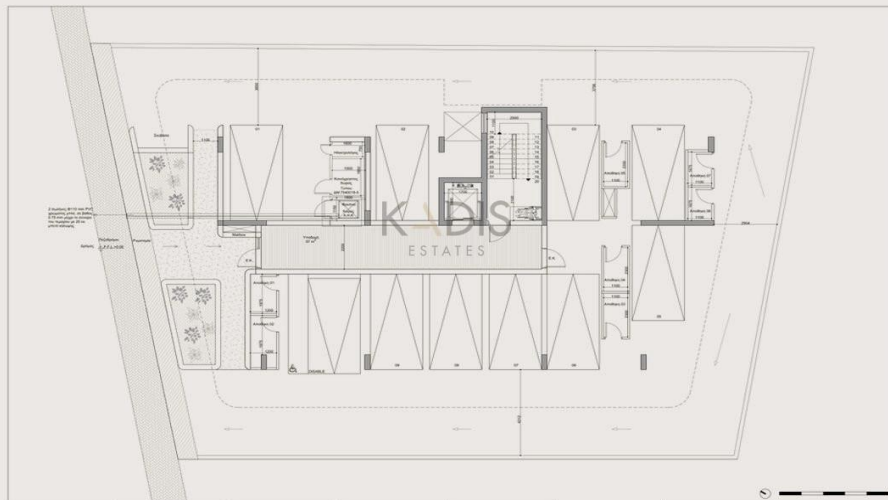
|                     |             |            |                          |
|---------------------|-------------|------------|--------------------------|
| Registration number | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number      | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: +35722344842 |             |            |                          |

## Price change history

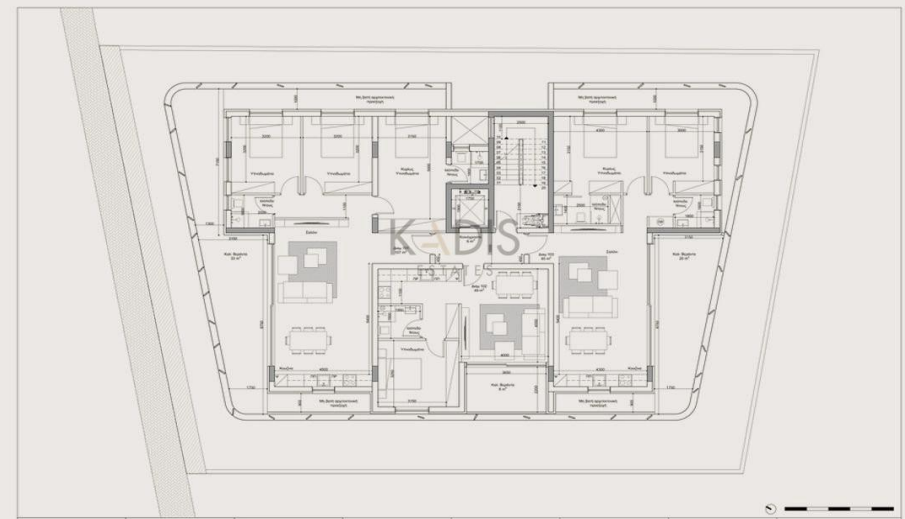
€445 000 on Apr 5, 2025



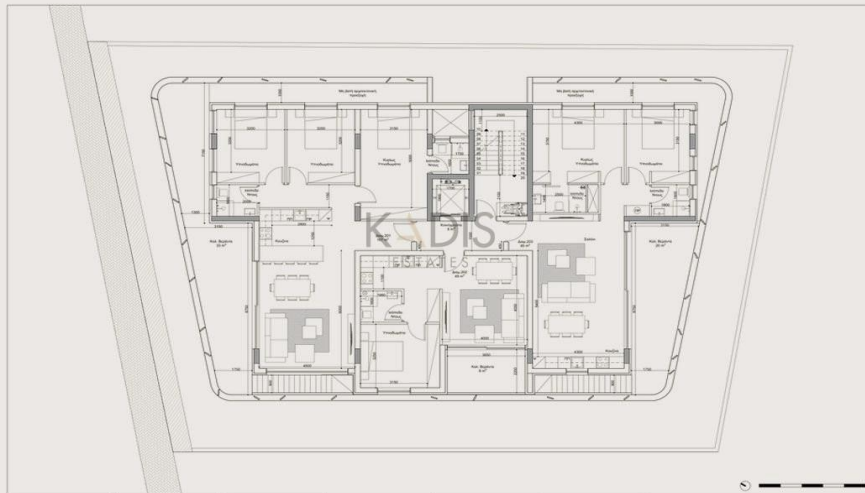
**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**THIRD FLOOR PLAN**



**ROOF PLAN**

