


3 Bedroom Apartment for Sale in Strovolos, Nicosia District

A new boutique development between the buzz of the city and the serenity of a safe neighbourhood. 

This is urban living in the heart of it all, surrounded by an oasis of green and fresh air. Breathe life in a setting of quality, convenience and wellbeing.

- Architectural design by Michael Cosmas.
- Situated in Acropolis, one of Nicosia's most sought-after areas.
- 12 spacious, well-designed two and three-bedroom apartments.
- Adjacent to parks, trails, cafés, playgrounds and sports facilities.
- Walking distance to schools, amenities and services.
- Just moments away from the city centre and the highway.

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Property Info

Covered Area	170
Covered Veranda	43
Uncovered Veranda	35
Floor Number	3
Total Number of Floors	4
Energy Efficiency	A
Heating	Underfloor Heating, Yes

Plot / Area Info

Additional info

Reference Number	4491
Property type	Apartment
Bathrooms	3

Amenities

Location

Location: Strovolos
Coordinates: **35.154091327945 / 33.357281689581**

Region: **Nicosia**

Price: €495 000 + VAT

VAT for this property is **€32,903** or **€94,050**. 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	Excluded	Title transfer fee	~€16 400.00	Common expenses	None
		Price per SQM	€2 912.00/m²		

Representative: RealDeal Estates

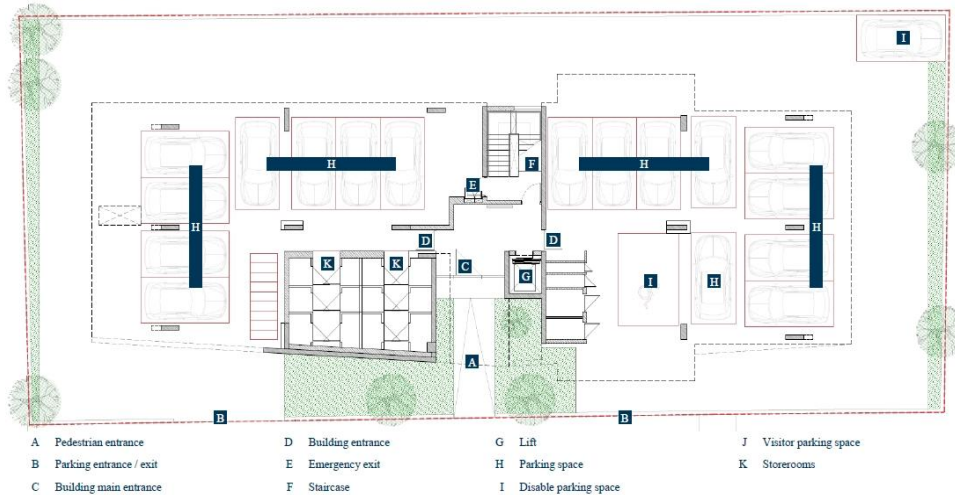
Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€495 000 on May 7, 2025



BUILDINGS A & B
GROUND FLOOR



THIRD FLOOR

