

## **3 Bedroom Apartment for Sale in Nicosia District**

270,000 LUXURIOUS flat plus studio, NO VAT TWO FLATS IN ONE PRICE!

Luxury 2 bedroom apartment plus a studio 22 sq.m. on ground floor on the same title at Strovolos, Nicosia.

A unique design whole 3rd floor apartment at Tseriou Avenue, next to the beautiful Grammiko park and in walking distance to all shops and amenities.

Constructed in 2011 with luxury materials, in excellent condition, free of VAT, covered area 113 sq.m and covered veranda of 26 sq.m.

Kitchen, living room and veranda create a united spacious headroom with a panoramic view.

Aglantzia MAKEDONITISSA ΜΑΚΕΔΟΝΙΤΙΣΣΑ Αγλαντζιά Strovolos DASOUPOLIS βολος ΔΑΣΟΥΠΟΛΗ Athalassa METRO Strovolos National Forest Park Εθνικό Δασικό GSP Stadium Lakatamia Πάρκο Στάδιο ΓΣΠ ANTHOUPOLIS Λακατάμια Αθαλάσσας (Γυμναστικός?. Geri ΑΝΘΟΥΠΟΛΗ Latsia Google Λατσι Map data ©2025 Google

Two bedrooms, a guest WC with shower, a main jacuzzi bathroom and storage areas constitute the private ...

Property Info		Plot / Area Info	Plot / Area Info		Additional info	
Covered Area	161					
Covered Veranda	26					
Floor Number	3			Property type	<b>Apartment</b>	
<b>Total Number of Floors</b>	2			Condition	<b>Pre-Owned</b>	
Furnishing	Unfurnished	Parking	Covered, Yes	Construction Ye	ar <b>2011</b>	
Floor Type	Hardwood			Bathrooms	3	
Energy Efficiency	A+			View	City view	
Heating	Underfloor Heating, Yes					
Air Conditioning	All rooms, Yes					
Amenities	L	ocation				



- Alarm
- Balcony
- Elevator
- Guest WC
- Heating
- Parking
- Storage room

Region: Nicosia

Coordinates: **35.1325** / **33.33913** 



**Price: €270 000 + VAT** 

VAT for this property is €16,083 or €51,300. 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	~€ <b>7 400.00</b>	Common expenses	None
Title deed	Has Title	Price per SOM	€1 677 00/m²		None

## **Price change history**

€270 000 on May 19, 2025































