

## 3 Bedroom Apartment for Sale in Nicosia District

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

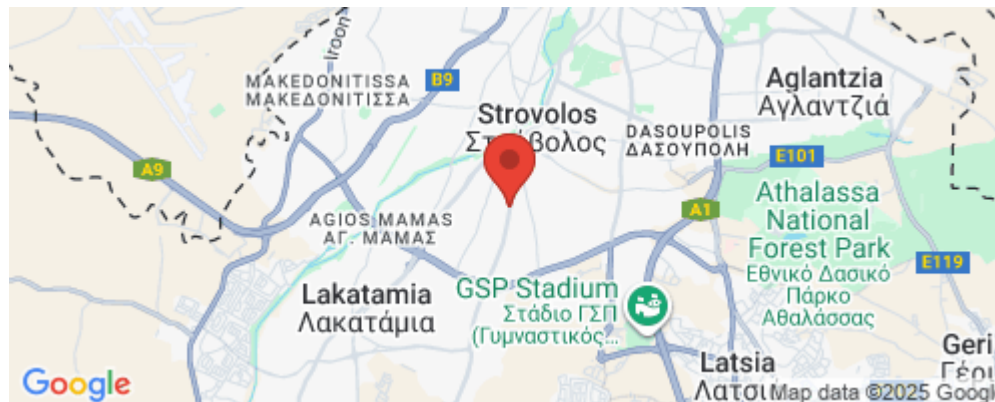
Luxury 2 bedroom apartment plus a studio 22 sq.m. on ground floor on the same title at Strovolos, Nicosia.

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.

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



### Property Info

Covered Area	<b>161</b>
Covered Veranda	<b>26</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Floor Type	<b>Hardwood</b>
Energy Efficiency	<b>A+</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2011</b>
Bathrooms	<b>3</b>
View	<b>City view</b>

### Amenities

### Location

- Air Conditioning
- 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	~€7 400.00	Common expenses	None
Title deed	Has Title	Price per SQM	€1 677.00/m²		

Price change history

€270 000 on May 19, 2025













