

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

Plot / Area Info

Parking **Covered, Yes**

Additional info

Property type	Apartment
Condition	Pre-Owned
Construction Year	2011
Bathrooms	3
View	City view

Amenities

Location



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

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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







