

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

Reference ID: #SA31560 Price details: €455,000 +VAT In one of the most beautiful districts of Nicosia, with quick access to the city centre and close to all amenities (supermarkets, banks, shops, etc.), this an ideal residential 3-storey building, consisting of 8 minimal aesthetic apartments of Energy Efficient rating A. The residents enjoy comfortable interiors, spacious bedrooms and large terraces for maximum functionality. Energy Certificate A Class Photovoltaic system to cover the electricity needs of the apartment. Highly energy-efficient sustainable aluminum systems. Installed Air Conditioners (split units) in bedrooms and living room. Solar water heaters. Thermal insulation to minimise ene...



### Property Info

### Plot / Area Info

Covered Area **166**

Floor Number **3**

### Additional info

Reference Number	<b>SA31560</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2024</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.134078990462 / 33.32859301783**

## Price: €455 000 + VAT

VAT for this property is **€28,890** or **€86,450**. 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>€2 741.00/m²</b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€455 000 on Jun 17, 2025

