

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

Reference ID: #SA31559  
Price details: €385,000 +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 is an ideal residential 3-storey building, consisting of 8 minimalist aesthetic apartments of Energy Efficient rating A. The residents enjoy comfortable interiors, spacious bedrooms and large terraces for maximum functionality. Energy Certificate A Class. Highly energy-efficient sustainable aluminum systems. Installed Air Conditioners (split units) in bedrooms and living room. Solar water heaters. Photovoltaic systems with net metering services. Thermal insulation to minimise energy loss. Italian kitc...

### Property Info      Plot / Area Info

Covered Area **163**

Floor Number **1**

### Additional info

Reference Number	<b>SA31559</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2024</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.134078990462 / 33.32859301783**

## Price: €385 000 + VAT

VAT for this property is **€23,549** or **€73,150**. 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 Price per SQM	<b>None</b> <b>€2 362.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

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## Price change history

€385 000 on Jun 17, 2025

