

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

Reference ID: #SA31555  
Price details: €450,000 +VAT  
In one of the most beautiful areas of Nicosia, with easy access to the city centre and close to all amenities (supermarkets, banks, shops, etc.), this is an ideal 3-floor apartment property consisting of 6 luxury apartments with energy efficiency A. The apartments have comfortable interiors, spacious bedrooms and large main and auxiliary 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 kitchen a...

### Property Info      Plot / Area Info

Covered Area **166**

Floor Number **1**

### Additional info

Reference Number	<b>SA31555</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: **35.148342684002 / 33.361318811999**

## Price: €450 000 + VAT

VAT for this property is **€28,572** or **€85,500**. 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>€2 711.00/m<sup>2</sup></b>	Common expenses	<b>None</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>
Phone: <b>+35777000111</b>			

## Price change history

€450 000 on Jun 17, 2025



