

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

Contemporary, Three Bedroom Apartment for Sale in Strovolos area, Nicosia. Situated in one of the most beautiful locations in Nicosia, close to all amenities such as schools, supermarkets, restaurants, coffee shops, restaurants etc and city centre. Easy access to Nicosia, Larnaca, Limassol motorway without getting delayed in traffic.



First floor apartment for sale in Strovolos area, Nicosia. With spacious & comfortable living spaces, the apartment consists of an open plan kitchen, living room & dining area, guest wc, three bedrooms- master en suite (shower), main bathroom, covered verandas and covered garden. Also the property has private access to a storage room and covere...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>128</b>                     |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>52573</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Guest WC

### Location

**Location:** Strovolos  
**Coordinates:** **35.148405650211 / 33.361384213309**  
 Region: **Nicosia**

**Price: €420 000 + VAT**

VAT for this property is **€21,000** or **€79,800**. 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>€3 281.00/m<sup>2</sup></b> |                 |             |

**Representative: Kalogirou Real Estate**

|                     |              |            |                                     |
|---------------------|--------------|------------|-------------------------------------|
| Registration number | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number      | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: +35724003723 |              |            |                                     |

**Price change history**

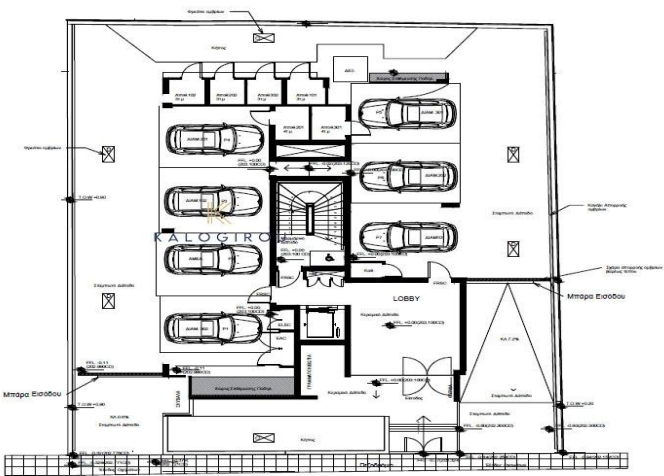
€420 000 on Jul 30, 2025







GROUND FLOOR PLAN



1st FLOOR PLAN



2nd FLOOR PLAN



| APARTMENTS       | 2 BEDROOMS | 3 BEDROOMS |
|------------------|------------|------------|
|                  | 202        | 201        |
| ALL AREAS        | 210 sq m   | 265 sq m   |
| INTERNAL AREA    | 85 sq m    | 128 sq m   |
| COVERED VERANDAS | 26.5 sq m  | 25 sq m    |
| COVERED GARDEN   | 8.5 sq m   | 13 sq m    |
| WAREHOUSE        | 1          | 1          |
| PARKING SPACE    | 1          | 1          |

| APARTMENTS       | 2 BEDROOMS | 3 BEDROOMS |
|------------------|------------|------------|
|                  | 202        | 201        |
| ALL AREAS        | 119 sq m   | 166 sq m   |
| INTERNAL AREA    | 84 sq m    | 128 sq m   |
| COVERED VERANDAS | 26.5 sq m  | 25 sq m    |
| COVERED GARDEN   | 8.5 sq m   | 13 sq m    |
| WAREHOUSE        | 1          | 1          |
| PARKING SPACE    | 1          | 1          |

