

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

Stunning, 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.



Whole floor apartment for sale in Strovolos area, Nicosia. It consists of a spacious kitchen with island, living, dining area in an open playout, guest wc, three bedrooms- master en suite (shower), office, main bathroom, big covered veranda and covered garden. In addition, the property has allocated storage and covered parking on the ground floor.

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#### Property Info

Covered Area **149**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **52574**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Strovolos Region: **Nicosia**  
 Coordinates: **35.150047766642 / 33.361110685931**

## Price: €510 000 + VAT

VAT for this property is **€25,500** or **€96,900**. 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>€3 423.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

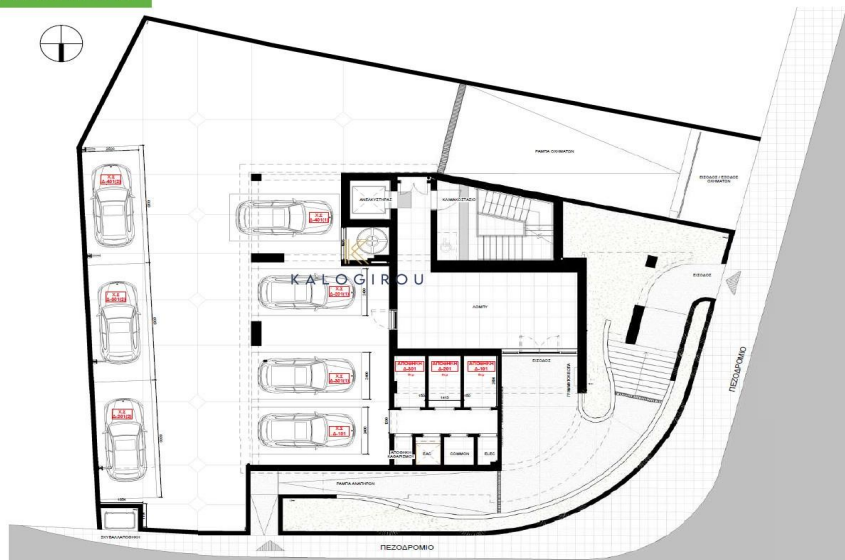
Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€510 000 on Jul 30, 2025



## GROUND FLOOR PLAN



## 1st FLOOR PLAN

APARTMENT	3 BEDROOMS
ALL AREAS	303
INTERNAL AREA	216 sq m
COVERED VERANDAS	57 sq m
COVERED GARDEN	30 sq m
OFFICE ROOM	2
WAREHOUSE	1
PARKING SPACE	1



## 2nd FLOOR PLAN



APARTMENT	3 BEDROOMS
ALL AREAS	301
INTERNAL AREA	216 sq m
COVERED VERANDAS	47 sq m
COVERED GARDEN	9 sq m
SERVICE ROOM	1
WAREHOUSE	1
PARKING SPACE	2

## 3rd FLOOR PLAN

APARTMENT	3 BEDROOMS
ALL AREAS	302
INTERNAL AREA	216 sq m
COVERED VERANDAS	47 sq m
COVERED GARDEN	7 sq m
SERVICE ROOM	1
WAREHOUSE	1
PARKING SPACE	2



ROOF LEVEL PLAN

