

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

This modern three-bedroom apartment is located in one of Nicosia's most desirable areas, just minutes from the city centre. It features spacious interiors, large terraces, and is part of an energy-efficient Class A building.



Key features include:

- Underfloor heating with LG heat pump
- A+++ air conditioners in all rooms
- Solar water heater
- NET METERING photovoltaic system
- Italian kitchen and high-quality European finishes
- Thermal insulation and large energy-efficient windows
- Covered parking with EV charger provision
- Private storage room

A perfect blend of comfort, de...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **153**Covered Veranda **25**Floor Number **1**Total Number of Floors **3**

Parking

**Covered, Yes**Energy Efficiency **A**Heating **Underfloor Heating, Yes**Air Conditioning **All rooms, Yes**Reference Number **8296**Property type **Apartment**Condition **Brand New**Bathrooms **3****Amenities****Location**

- Parking

**Location:** StrovolosRegion: **Nicosia**Coordinates: **35.14852093875 / 33.361390838498**

## Price: €420 000 + VAT

VAT for this property is **€22,153** 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>€2 745.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€420 000 on Aug 2, 2025



