

### 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

Covered Area	<b>153</b>
Covered Veranda	<b>25</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **8296**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**

#### Amenities

- Parking

#### Location

**Location:** Strovolos  
 Coordinates: **35.14852093875 / 33.361390838498**

Region: **Nicosia**

## Price: €395 000 + VAT

VAT for this property is **€20,834** or **€75,050**. 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>€2 582.00/m<sup>2</sup></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
- €395 000 on Oct 16, 2025
- €420 000 on Jan 9, 2026
- €395 000 on Mar 18, 2026



