

## 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	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>8296</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### 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/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€420 000 on Aug 2, 2025  
 €395 000 on Oct 16, 2025



