


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

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€2 582.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone:	+35725255505, +35794001333		

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



