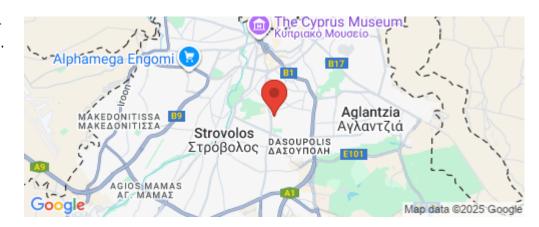


3 Bedroom Apartment for Sale in Strovolos, Nicosia District

Modern three-bedroom apartment located in Ayios Dimitrios, Strovolos — one of Nicosia's most desirable areas with quick access to the city centre.



Set in an energy-efficient Class A building, the residence features a spacious layout, large terraces, and a thoughtful contemporary design.

1/4

Key Features:

- Expansive terraces
- Large energy-efficient windows
- Underfloor heating with LG heat pump
- A+++ air conditioners in all rooms
- Italian kitchen and high-quality European sanitary ware
- Solar water heater & NET metering photovoltaic system
- Thermal façade insulation
- Co...

Property Info Plot / Area Info Additional info

INDEX

Covered Area 216

Covered Veranda **57** Floor Number **1**

Total Number of Floors 4 Parking Covered, Yes

Energy Efficiency

Heating Underfloor Heating, Yes

Air Conditioning All rooms, Yes

Reference Number 8311
Property type Apartment
Condition Under Construction

2

Bathrooms

Amenities Location

Location: Strovolos Region: **Nicosia**

• Parking Coordinates: **35.150187709361** / **33.360918755594**



Price: €510 000 + VAT

VAT for this property is €47,317 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€2 361.00/m ²		None

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

€510 000 on Aug 2, 2025









