

## 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.

### 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

Covered Area	216				
Covered Veranda	57				
Floor Number	1				
Total Number of Floors	4	Parking	Covered, Yes	Reference Number	8311
Energy Efficiency	A			Property type	Apartment
Heating	Underfloor Heating, Yes			Condition	Under Construction
Air Conditioning	All rooms, Yes			Bathrooms	2

### Amenities

### Location

- Parking

**Location:** Strovolos

Region: **Nicosia**

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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 361.00/m²</b>		

## Representative: RealDeal Estates

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

€510 000 on Aug 2, 2025

