

## 4 Bedroom Apartment for Sale in Strovolos, Nicosia District

Modern four-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
- Cov...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>216</b>				
Covered Veranda	<b>47</b>			Reference Number	<b>8312</b>
Floor Number	<b>2</b>			Property type	<b>Apartment</b>
Total Number of Floors	<b>4</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>2</b>
Heating	<b>Underfloor Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				
Amenities		Location			
• Parking		<b>Location:</b> Strovolos		<b>Region:</b> Nicosia	
Coordinates: <b>35.150187709361 / 33.360918755594</b>					

## Price: €570 000 + VAT

VAT for this property is **€52,883** or **€108,300**. 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 Price per SQM	<b>None</b> <b>€2 639.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€570 000 on Aug 2, 2025

