


## 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

Covered Area	<b>216</b>
Covered Veranda	<b>47</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>8312</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Strovolos  
Coordinates: **35.150187709361 / 33.360918755594**

Region: **Nicosia**

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 639.00/m²</b>		

## Representative: RealDeal Estates

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

€570 000 on Aug 2, 2025

