

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

This elegant one-bedroom apartment is part of a modern three-storey building in one of Nicosia's most desirable areas, offering quick access to the city centre. Designed to the highest standards, it combines energy efficiency (Class A) with contemporary comfort and functionality.



Spacious interiors, a large terrace, and high-spec finishes create an ideal home for singles or couples seeking style and convenience in a prime location.

#### Key Features:

- Large energy-efficient windows
- Underfloor heating with LG heat pump
- Air conditioners (A/C units) in the bedroom and living room
- Solar water heater & installed photovoltaic...

Property Info		Plot / Area Info		<b>Additional info</b>	
Covered Area	74				
Covered Veranda	19		Covered, Yes	Reference Number Property type Condition Bathrooms	8319 Apartment Under Construction 1
Floor Number	2				
Total Number of Floors	3	Parking			
Energy Efficiency	A	-			
Heating	Underfloor Heating, Yes				
Air Conditioning	All rooms, Yes				



### Location

• Parking

Location: Strovolos

Region: Nicosia

Coordinates: **35.133948400979** / **33.328582062534** 



**Price: €170 000 + VAT** 

VAT for this property is €8,500 or €32,300. 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 Excluded

Title transfer fee None

Price per SQM €2 297.00/m²

Common expenses 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**

€170 000 on Aug 2, 2025









