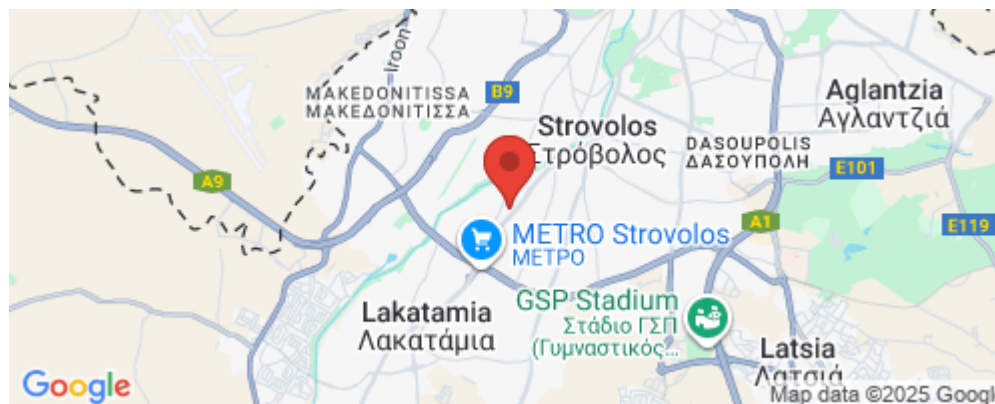


1 Bedroom Apartment for Sale in Strovolos, Nicosia District

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

- Parking

Location

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	Common expenses	None
		Price per SQM	€2 297.00/m²		

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

