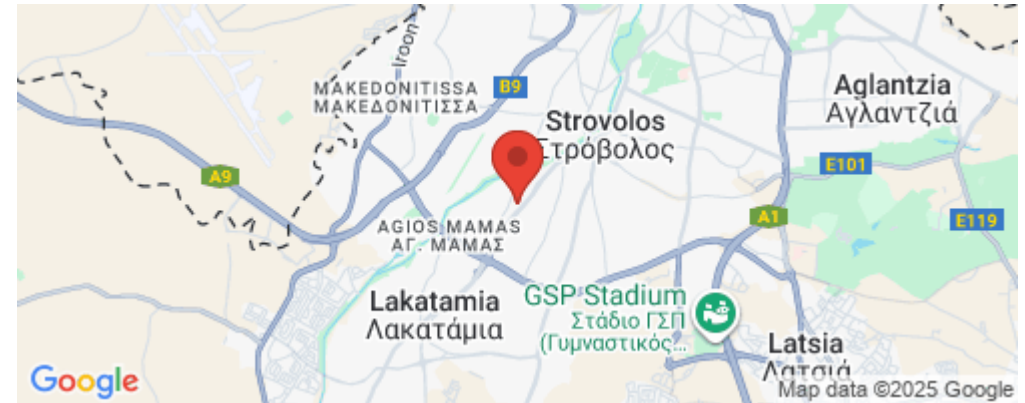


3 Bedroom Apartment for Sale in Strovolos, Nicosia District

This stylish three-bedroom penthouse is located in one of Nicosia's prime areas, offering quick access to the city centre. Set on the top floor of a modern, energy-efficient (Class A) building, it combines elegant design with spacious interiors and a large private terrace.



Key Features:

- Underfloor heating with LG heat pump
- A/C units in all rooms
- Large energy-efficient windows
- Solar water heater & photovoltaic system (Net Metering)
- Italian kitchen and cabinets
- High-quality ceramics and sanitary ware
- Covered parking with EV charging provision
- Private storage room

Price: €440 000 + VAT

VAT for this property is **€26,563** or **€83,600**. 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 | €2 716.00/m² | | |

Representative: RealDeal Estates

| | | | |
|--|--------------|------------|--|
| Registration number | 1311 | Email | info@realdeal.cy |
| License number | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |
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Price change history

€440 000 on Aug 2, 2025

