

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

Modern project located in one of the most beautiful areas of Nicosia, with easy access to the city centre.

Three-storey building consists of 10 apartments.

### Key Features

Large terraces

Large Energy Efficient windows

Security door with perimeter locking mechanism

Air conditioners (split units) installed in bedrooms and living room

Underfloor heating with LG heat pump

Solar Water Heater

Installed photovoltaic system

NET METERING for communal electricity of total power

1.6KW

Free interior design service by an interior designer

Energy class A certificate

Thermal insulation to minimise energy loss

Italian...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **189**

Heating **Yes**

Air Conditioning **Yes**

Reference Number **59981**

Property type **Apartment**

Condition **Under Construction**

Construction Year **2026**

Bathrooms **2**

### Amenities

- Roof Garden

### Location

**Location:** Strovolos Region: **Nicosia**

## Price: €440 000 + VAT

VAT for this property is **€34,711** 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 328.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€440 000 on Sep 24, 2025



