

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

This modern four-storey development offers a spacious 3-bedroom apartment with a generous veranda and thoughtfully designed open-plan layout. X

Built with energy-efficient materials and premium finishes, the apartment ensures both comfort and functionality for everyday living.

### Highlights:

- Convenient location with easy access to schools, amenities, and city connections
- High-quality construction including thermal windows, A-class energy rating, and covered parking
- Perfect choice for families or investors seeking modern, comfortable living

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>121</b>				
Covered Veranda	<b>20</b>			Reference Number	<b>9783</b>
Floor Number	<b>1</b>			Property type	<b>Apartment</b>
Total Number of Floors	<b>4</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>2</b>
Heating	<b>Underfloor Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				
Amenities		Location			
• Parking		<b>Location:</b> Strovolos		Region: <b>Nicosia</b>	
		Coordinates: <b>35.1572930326 / 33.362045297498</b>			

## Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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 Price per SQM	<b>None</b> <b>€3 140.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

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

€380 000 on Oct 30, 2025



