


### 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.  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

Covered Area	<b>121</b>
Covered Veranda	<b>20</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>9783</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

**Location:** Strovolos  
**Coordinates:** **35.1572930326 / 33.362045297498**

Region: **Nicosia**

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 140.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€380 000 on Oct 30, 2025



