

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

- 3 bedrooms
- 3 W/C
- Internal Area 115.75m<sup>2</sup>
- Covered Verandas 24.15m<sup>2</sup>
- Covered Parking
- Underfloor Heating
- Photovoltaic Panels
- Storage
- Yoga studio & Gym
- Energy Efficiency "A"



| Property Info |   | Plot / Area Info |                               | Additional info  |                  |
|---------------|---|------------------|-------------------------------|------------------|------------------|
| Covered Area  | <b>116</b>  | Parking          | <b>Covered, Yes</b>           | Reference Number | <b>15221</b>     |
| Heating       | <b>Underfloor Heating, Yes</b>                        |                  |                               | Property type    | <b>Apartment</b> |
|               |   |                  |                               | Condition        | <b>Brand New</b> |
|               |   |                  |                               | Bathrooms        | <b>3</b>         |
|               |   |                  |                               | View             | <b>City view</b> |
| Amenities     | Location  |                  |                               |                  |                  |
| • Gym         | <b>Location:</b> Strovolos                            |                  | <b>Region:</b> <b>Nicosia</b> |                  |                  |
|               | Coordinates: <b>35.139483800851 / 33.340565284792</b> |                  |                               |                  |                  |

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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<br>Price per SQM | <b>None</b><br><b>€2 759.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€320 000 on Nov 19, 2025







