

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

This modern 1-bedroom apartment offers comfortable urban living in the well-established residential area of Strovolos. Designed with functionality and everyday convenience in mind, it is ideal for professionals, couples, or investors seeking a well-located home in Nicosia.

The apartment features a practical open-plan living and kitchen area, complemented by a spacious covered veranda that extends the living space outdoors. Quality construction, efficient layouts, and ample natural light ensure a pleasant and balanced living environment. Each apartment benefits from a private storage room and a dedicated parking space, adding practicality to daily life.

Located in one of Nico...

| <b>Property Info</b>   |           | <b>Plot / Area Info</b> |                     | <b>Additional info</b> |                           |
|------------------------|-----------|-------------------------|---------------------|------------------------|---------------------------|
| Covered Area           | <b>63</b> |                         |                     | Reference Number       | <b>241703</b>             |
| Covered Veranda        | <b>12</b> |                         |                     | Property type          | <b>Apartment</b>          |
| Floor Number           | <b>3</b>  | Parking                 | <b>Covered, Yes</b> | Condition              | <b>Under Construction</b> |
| Total Number of Floors | <b>3</b>  |                         |                     | Construction Year      | <b>2027</b>               |
| Energy Efficiency      | <b>A</b>  |                         |                     | Bathrooms              | <b>1</b>                  |

### Amenities

- Parking

### Location

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

## Price: €125 000 + VAT

VAT for this property is **€6,250** or **€23,750**. 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>€1 984.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€125 000 on Jan 20, 2026

