

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

This modern 1-bedroom apartment offers comfortable contemporary living in a well-established residential area of Strovolos, Nicosia. Thoughtfully designed, it is ideal for professionals, couples, or investors seeking a practical and well-located property.

The apartment features a bright open-plan kitchen, living, and dining area, a comfortable bedroom, and a spacious veranda. Covered parking and a private storage room are located on the ground floor, providing everyday convenience. Its location close to all essential amenities makes it an excellent choice for both living and investment.

### Key Features:

- 1 bedroom & 1 bathroom
- Open-plan kitchen and living...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>69</b> |
| Covered Veranda        | <b>17</b> |
| Floor Number           | <b>2</b>  |
| Total Number of Floors | <b>4</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>241911</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>1</b>                  |

### Amenities

- Parking

### Location

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

**Price: €170 000 + VAT**

VAT for this property is **€8,500** or **€32,300**. 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>€2 464.00/m<sup>2</sup></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> |
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**Price change history**

€170 000 on Jan 28, 2026



