

#68573

# Modern Three Bedroom Apartment in Central Strovolos

📍 Strovolos, Nicosia

€315,000





ΠΡΟΣΟΧΗ/ATTENTION

Πληροφορίες όπως τιμές ακινήτων και/ή διαθεσιμότητα ακινήτων που επισυνάπτονται στην ιστοσελίδα μας δεν είναι δεσμευτικές και δίνεται να

# Overview

## Specifications

Bedrooms

 3

Bathrooms

 2

Covered

 138 m<sup>2</sup>

|                      |                         |
|----------------------|-------------------------|
| Type                 | <b>Apartment</b>        |
| Covered veranda      | <b>12 m<sup>2</sup></b> |
| Status               | <b>Resale</b>           |
| Year of construction | <b>1981</b>             |

|                          |                                                                                                                 |
|--------------------------|-----------------------------------------------------------------------------------------------------------------|
| Title deed               | <b>Yes</b>                                                                                                      |
| Furnished                | <b>Optional furnished</b>                                                                                       |
| Energy efficiency rating |  <b>Certificate expected</b> |

## Description

An exceptionally spacious, fully renovated 3-bedroom apartment is available for sale in the sought-after Perikleous area of Strovolos, Nicosia, offering a prime central location close to schools, shops, and all essential amenities.

Situated on the first and top floor of the building, the property features 138 m<sup>2</sup> of internal living space plus a 12 m<sup>2</sup> fully covered veranda, providing approximately 150 m<sup>2</sup> of total covered area. Originally built in 1981, the apartment underwent a complete renovation and energy upgrade in May 2022 and holds an official Energy Performance Certificate rated B+.

The renovation was far more than cosmetic, with extensive upgrades including a redesigned layout, brand-new electrical and plumbing installations, new central gas heating system, thermal insulation, double-glazed aluminium windows, insulated electric shutters, roof waterproofing and insulation, new flooring, modern ceilings with concealed lighting, and two fully renovated bathrooms. The spacious contemporary kitchen is fully equipped with two built-in NEFF ovens, a professional gas hob and two refrigerators, while additional features include energy-efficient air conditioning, provision for photovoltaic panels, a certified fire-rated entrance door, video door entry system, large built-in wardrobes, and a fire safety system for the rooftop boiler area.

The apartment also benefits from a separate title deed, covered parking for two cars, a private storage room, and the option for electrical appliances and selected furniture to remain by agreement.

Please note that the building does not have an elevator.



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# Additional information

## Facilities

Aircondition, Split system

Heating, Central, independent

Parking, Covered

Solar photovoltaic panels  
(provision)

Solar water heater

Storage

## Features

Bath

Bright

Ceramic tiles

Combined kitchen and dining  
area

Double glazing

Easy access to main roads

Energy efficient doors/windows

Fitted wardrobes

Gas heaters

Granite countertops

Guest WC

Kitchen appliances

Near amenities

Near bus route

Painted

Roller blinds

Thermal insulation

Veranda



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