

## 2 Bedroom Apartment for Sale in Nicosia District

This brand new project is located in Strovolos Acropoli area. The building consists of five floors and six apartments. This apartment is on the first floor and consists of the living room with dining area open plan kitchen two bedrooms a study room and two bathrooms. One of the bathrooms is en suite in master bedroom. Specifications Features Autonomous P.V system for each apartment Installation of underfloor water heating heat pump Thermal insulation aluminum CCTV in public areas Electric car charger provision Park view Αυτό το ολοκαίνουργιο έργο βρίσκεται στον Στρόβολο στην περιοχή της Ακρόπολης. Το κτίριο απο?...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>97</b> |
| Floor Number           | <b>1</b>  |
| Total Number of Floors | <b>5</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>VL18308</b>   |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Balcony

### Location

Region: **Nicosia**

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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>€3 041.00/m<sup>2</sup></b> |                 |             |

## Representative: Nicolaou Estates

|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
| Registration number | <b>693</b>   | Email      | <b>pnicolaou@nicolaouestates.com</b> |
| License number      | <b>365/E</b> | Legal name | <b>Nicolaou Estates LTD</b>          |
| Phone:              |              |            |                                      |

## Price change history

€295 000 on Nov 4, 2023

