

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

- ✓ 2 Bedrooms
- ✓ 2 W/C
- ✓ Internal Area 83m<sup>2</sup>
- ✓ Cov. Verandas 14m<sup>2</sup>
- ✓ Full Installation A/C
- ✓ Full Installation Underfloor Heating
- ✓ Private camera in parking for each parking space
- ✓ Full Installation Electric Shutter
- ✓ Full Installation of electric car charger
- ✓ Photovoltaic Panels 2kw
- ✓ Energy Efficiency A

### Property Info

Covered Area

**83**

Heating

**Underfloor Heating, Yes**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number

**2499**

Property type

**Apartment**

Condition

**Brand New**

Bathrooms

**2**

### Amenities

- Storage room

### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.150587013498 / 33.36246936218**

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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<br>Price per SQM | <b>None</b><br><b>€3 253.00/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

€250 000 on Jan 19, 2024

€260 000 on May 28, 2025

€270 000 on Aug 27, 2025

