

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

- 2 bedrooms
- 3 W/C
- Internal Area 94.60m<sup>2</sup>
- Covered Veranda 28.40m<sup>2</sup>
- Roof Garden 40.3m<sup>2</sup>
- Covered Parking Space
- Storage Room
- Underfloor Heating Provision
- Aircondition Provision
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area	<b>95</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>3862</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Elevator

### Location

**Location:** Strovolos      Region: **Nicosia**  
**Coordinates:** **35.1434626 / 33.3682521**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>€3 368.00/m<sup>2</sup></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: +35722344842			

## Price change history

€385 000 on Feb 16, 2024

€350 000 on May 25, 2024

€320 000 on Nov 13, 2025



