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

| <ul> <li>2 bedrooms</li> <li>3 W/C</li> <li>Internal Area 94.60m2</li> <li>Covered Veranda 28.40</li> <li>Roof Garden 40.3m2</li> <li>Covered Parking Space</li> <li>Storage Room</li> <li>Underfloor Heating Prov</li> <li>Aircondition Provision</li> <li>Photovoltaic Panels</li> <li>Energy Efficiency "A"</li> </ul> |  |                  |              |   |                                     |
|---|--|------------------|--------------|---|-------------------------------------|
| Property Info   |  | Plot / Area Info |              | Additional info   |                                     |
| Covered Area<br>Heating<br>Air Conditioning   | 95<br>Underfloor Heating, Yes<br>All rooms, Yes                    | Parking          | Covered, Yes | Reference Number<br>Property type<br>Condition<br>Bathrooms | 3862<br>Apartment<br>Brand New<br>3 |
| Amenities <ul> <li>Elevator</li> </ul>  | Location<br>Location: Strovolos<br>Coordinates: 35.1434626 / 33.36 | -                | Nicosia      |   |                                     |



#### Price: €350 000 + VAT

VAT for this property is €17,500 or €66,500. 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 Excluded               | Title transfer fee<br>Price per SQM | None<br>€3 684.00/m² | Common expenses   | None |
|----------------------------|-------------------------------------|----------------------|-------------------|------|
| Representative: Ka         | adis Estates                        |                      |                   |      |
| Registration number        | 506                                 | Email                | info@kadis.com.cy |      |
| License number             | 62/E                                | Legal name           | N/A               |      |
| Phone: <b>+35722344842</b> |                                     |                      |                   |      |

### **Price change history**

€385 000 on Feb 16, 2024 €350 000 on May 25, 2024

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