

## 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

### Plot / Area Info

### Additional info

Covered Area **95**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Parking **Covered, Yes**

Reference Number **3862**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

### Location

- Elevator

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

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 684.00/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: <b>+35722344842</b>			

## Price change history

€385 000 on Feb 16, 2024  
 €350 000 on May 25, 2024  
 €320 000 on Nov 13, 2025  
 €350 000 on Apr 9, 2026



