

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

- 2 bed
- 2 W/C
- Internal Area 78.82m<sup>2</sup>
- Covered Veranda 22.43m<sup>2</sup>
- Roof Garden 16.52m<sup>2</sup>
- Covered Parking
- Energy Efficiency "A"
- A/C
- Underfloor Heating
- Photovoltaic Panels



### Property Info

### Plot / Area Info

### Additional info

Covered Area  
Heating  
Air Conditioning

**79**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

Parking **Covered, Yes**

Reference Number **4307**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

### Location

- Elevator

**Location:** Strovolos Region: **Nicosia**  
Coordinates: **35.1462609 / 33.3596278**

## Price: €290 000 + VAT

VAT for this property is **€14,500** or **€55,100**. 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>€3 671.00/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

€305 000 on Mar 23, 2024

€289 000 on Jun 5, 2024

€290 000 on Jul 9, 2025



