

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

Beautiful 2 bedroom apartment located in the heart of Strovolos. It has 123 sq.m. covered area, 20 sq.m. covered veranda and 118 sq.m. of the roof garden. It used to be initially 3 bedroom flat that been converted into a 2 bed, and easily can be brought back into initial condition.

Title deeds available, there are 2 parking Spaces: one covered + one uncovered. There is a warehouse on the ground floor: 7 sq.m. Central heating system. Energy Fireplace. Thermal insulation on the roof with 8cm polystyrene. Water pressure system, CCTV, Parquet throughout the apartment, Skylight in the living room.

Great property for those, who seeking privacy, space and high quality finishes.?...

Property Info		Plot / Area Info Additiona	Additional info		
		Reference	Number	31730	
Covered Area	143	Property to	туре	<b>Apartment</b>	
Heating	Yes	Condition		<b>Pre-Owned</b>	
Air Conditioning <b>Yes</b>		Construct	ion Year	2001-2010	
		Bathroom	ıS	2	

#### Amenities

• Roof Garden

#### Location

Location: Strovolos Region: Nicosia



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	Excluded	Title transfer fee	~ <b>€9 400.00</b>	Common ovnencos	None
		Price per SQM	€2 238.00/m <sup>2</sup> Common expenses	Common expenses	

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com	
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# **Price change history**

€320 000 on May 22, 2024

































