

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

TWO FLATS IN ONE PRICE!



Luxury 2 bedroom apartment plus a studio 22 sq.m. on ground floor on the same title at Strovolos, Nicosia.

A unique design whole 3rd floor apartment at Tseriou Avenue, next to the beautiful Grammiko park and in walking distance to all shops and amenities.

Constructed in 2011 with luxury materials, in excellent condition, free of VAT, covered area 113 sq.m and covered veranda of 26 sq.m.

Kitchen, living room and veranda create a united spacious headroom with a panoramic view.

Two bedrooms, a guest WC with shower, a main jacuzzi bathroom and storage areas constitute the private part of this beautiful flat.

A/C in all rooms, u...

### Property Info

Covered Area	<b>139</b>
Covered Veranda	<b>26</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>231390</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2011</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.1475125 / 33.3246094**

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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>~€8 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 122.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€295 000 on Jun 15, 2024







