

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

This stylish Residence comprises of eight spacious one- and two-bedroom apartments with large verandas, covered parking, and private storage rooms.

The two-floor building is located in a quiet residential neighborhood of Makedonitissa, within walking distance of Heroon Avenue, which connects the University of Nicosia with the Nicosia Mall.

There are four spacious apartments on each floor with one or two bedrooms and an open floor plan, large verandas, and a thought-out interior design.

Energy Certificate A

Electric Parking Gates

Pin Access Entrance

Modern Elevator

Luxury Lobby & Landscaping

Allocated Parking & Storage Rooms

CC...



| Property Info          |   | Plot / Area Info |                 | Additional info   |           |
|------------------------|---|------------------|-----------------|-------------------|-----------|
| Covered Area           | 61  | Parking          | Covered, Yes    | Reference Number  | 232183    |
| Covered Veranda        | 10  |                  |                 | Property type     | Apartment |
| Floor Number           | 2   |                  |                 | Condition         | Brand New |
| Total Number of Floors | 2   |                  |                 | Construction Year | 2024      |
| Energy Efficiency      | A   |                  |                 | Bathrooms         | 1         |
| Amenities              | Location                                      |                  |                 |                   |           |
| • Parking              | Location: Strovolos                           |                  | Region: Nicosia |                   |           |
|                        | Coordinates: 35.14210671451 / 33.352090980393 |                  |                 |                   |           |

## Price: €145 000 + VAT

VAT for this property is **€7,250** or **€27,550**. 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>€2 377.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€150 000 on Aug 3, 2024  
 €145 000 on Feb 19, 2025





