

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

2-Bedroom Apartment - Spacious and Stylish Living in Makedonitissa



### General Description

The 2-bedroom apartment combines modern design, comfort, and functionality in a quiet yet well-connected area of Makedonitissa. Located just minutes from Heroon Avenue, Nicosia Mall, and The University of Nicosia, it's the perfect choice for families, professionals, or investors seeking a refined living experience in a prime residential setting.

### Layout & Interiors

This apartment features a bright open-plan layout, seamlessly connecting the living, dining, and kitchen areas. Large verandas extend the living space outdoors, creating the ideal environment for both relaxation...

### Property Info

Covered Area	<b>108</b>
Covered Veranda	<b>15</b>
Floor Number	<b>1</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking

**Covered, Yes**

### Additional Info

Reference Number	<b>232181</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2024</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.1421067145103 / 33.352090980392894**

## Price: €239 000 + VAT

VAT for this property is **€11,950** or **€45,410**. 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>€2 213.00/m<sup>2</sup></b>		

## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€220 000 on Sep 10, 2024

€235 000 on Oct 24, 2025

€239 000 on Feb 5, 2026



