

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		Plot / Area Info		Additional info		
Covered Area	108	Parking	Covered, Yes	Reference Number	232181	
Covered Veranda	15			Property type	Apartment	
Floor Number	1			Condition	Brand New	
Energy Efficiency	A			Construction Year	2024	
				Bathrooms	2	
Amenities		Location				
• Parking	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/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>
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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



