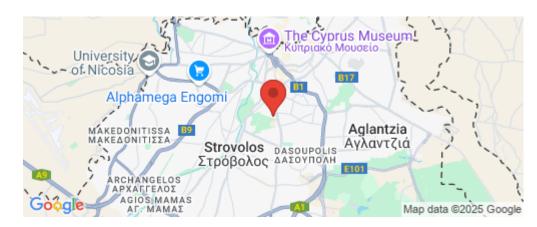


## 2 Bedroom Apartment for Sale in Strovolos, Nicosia District

A new boutique development between the buzz of the city and the serenity of a safe neighbourhood. This is urban living in the heart of it all, surrounded by an oasis of green and fresh air. Breathe life in a setting of quality, convenience and wellbeing.

- Architectural design by Michael Cosmas.
- Situated in Acropolis, one of Nicosia's most sought-after areas.
- 12 spacious, well-designed two and three-bedroom apartments.
- Adjacent to parks, trails, cafés, playgrounds and sports facilities.
- Walking distance to schools, amenities and services.
- Just moments away from the city centre and the highway.



| Property Info            |     | Plot / Area Info | Plot / Area Info |                   | Additional info    |  |
|--------------------------|-----|------------------|------------------|-------------------|--------------------|--|
| Covered Area             | 170 |                  |                  | Reference Number  | 232765             |  |
| Covered Veranda          | 43  |                  |                  |                   |                    |  |
|                          |     |                  |                  | Property type     | Apartment          |  |
| Uncovered Veranda        | 17  | Parking          | Covered, Yes     | Condition         | Under Construction |  |
| Floor Number             | 3   | ranking          | 2070.00, 105     |                   |                    |  |
| Total Number of Floors 4 |     |                  |                  | Construction Year | 2025               |  |
| Energy Efficiency        | A   |                  |                  | Bathrooms         | 4                  |  |

Amenities Location

• Parking Location: Strovolos Region: Nicosia

Coordinates: 35.154102889102 / 33.357324832243



Price: €530 000 + VAT

VAT for this property is €35,229 or €100,700. 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 | None                     | Common ovnenses | None |
|-----|----------|--------------------|--------------------------|-----------------|------|
|     |          | Price per SQM      | €3 118.00/m <sup>2</sup> | Common expenses |      |

## **Representative: MySpace**

| Registration number | 229/E | Email      | myspace.cyprus@gmail.com                  |
|---------------------|-------|------------|---|
| License number      | 1047  | Legal name | MYSPACE Real Estate/ A.SP.Thinkrealty Itd |

Phone: +35795129336, +35799409010

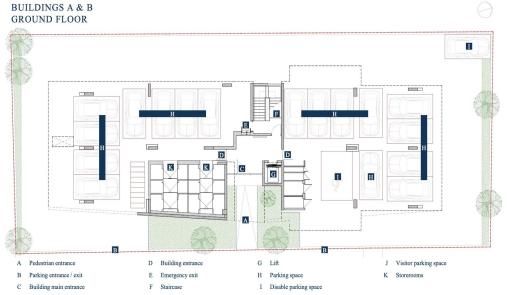
## **Price change history**

€530 000 on Sep 11, 2024











THIRD FLOOR