

## 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

Covered Area	<b>170</b>
Covered Veranda	<b>43</b>
Uncovered Veranda	<b>17</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>232765</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 118.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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**Price change history**

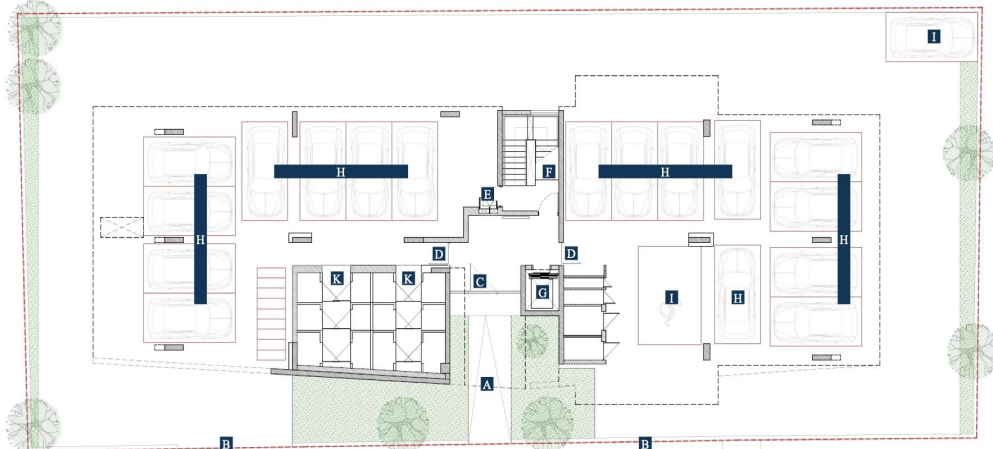
€530 000 on Sep 11, 2024



BUILDINGS A & B  
GROUND FLOOR



THIRD FLOOR



- |                           |                     |                         |                         |
|---------------------------|---------------------|-------------------------|-------------------------|
| A Pedestrian entrance     | D Building entrance | G Lift                  | J Visitor parking space |
| B Parking entrance / exit | E Emergency exit    | H Parking space         | K Storerooms            |
| C Building main entrance  | F Staircase         | I Disable parking space |                         |

