

## 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>35</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>232766</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: €495 000 + VAT

VAT for this property is **€32,903** or **€94,050**. 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>€2 912.00/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

€495 000 on Sep 11, 2024



BUILDINGS A & B  
GROUND FLOOR

THIRD FLOOR

