


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

This particular 2 bedroom apartment is located in the heart of Archangelos, Strovolos, one of Nicosia’s most desirable neighborhoods. Situated in a two-story building with only 12 elegantly designed apartments, this unit offers modern comfort and functionality. It includes dedicated parking and a storage room for convenience in day-to-day living. 

The apartment benefits from the tranquil and family-friendly environment of Archangelos, providing a peaceful yet connected place to call home. It offers easy access to schools, parks, shopping centers, and local amenities, as well as quick connections to the city center and the motorway, offering the best of both worlds—a serene resid...

### Property Info

Covered Area	<b>92</b>
Covered Veranda	<b>15</b>
Uncovered Veranda	<b>92</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>233108</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

**Location:** Strovolos  
**Coordinates:** **35.136070875817 / 33.310329909165**

Region: **Nicosia**

## Price: €236 000 + VAT

VAT for this property is **€11,800** or **€44,840**. 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>€2 565.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>mymospace.cyprus@gmail.com</b>
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## Price change history

€226 000 on Oct 1, 2024  
 €236 000 on Dec 13, 2024



