

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

This 2 bedroom apartment penthouse is located in the heart of Archangelos, Strovolos, one of Nicosia’s most desirable neighborhoods. Situated within a two-story building, this apartment offers modern comfort and functionality with dedicated parking and storage rooms for your convenience. The penthouse provides a serene residential experience in a tranquil and family-friendly area, with easy access to schools, parks, shopping centers, local amenities, the city center, and the motorway.



### Property Info

Covered Area	<b>88</b>
Covered Veranda	<b>18</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>233112</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: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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>€2 727.00/m<sup>2</sup></b>		

## Representative: MySpace

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

€229 000 on Oct 1, 2024  
 €240 000 on Dec 13, 2024



