

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

Luxurious two bedroom 100m whole floor apartment behind Aretaeion Clinic Falcon School with easy access to highway. This spacious and modern apartment is located in a privileged quiet neighborhood. It is one of the three whole floor apartments situated on the second floor within walking distance to schools parks supermarkets and other amenities. It is comprised of 100m of covered areas with a big covered veranda of more than 30m. The apartment is layout in an open plan with a spacious living room a fully equipped kitchen area two bedrooms with the master room with en suite shower WC toilet a family bathroom with toilet and shower. It was built using the highest standards and materials and...

### Property Info

Covered Area	<b>100</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>B</b>

### Plot / Area Info

### Additional info

Reference Number	<b>VL42256</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Balcony

### Location

**Location:** Strovolos Region: **Nicosia**

## Price: €290 000 + VAT

VAT for this property is **€14,500** or **€55,100**. 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>~€8 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 900.00/m²</b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€290 000 on Jan 26, 2025



