

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

Unsurpassed Elegance & Modern Comfort

Experience a new standard of luxury living, where sophisticated design meets sustainability. Every detail, from premium materials to cutting-edge features, ensures an unparalleled level of comfort and convenience.

Key Features:

- Superior Quality Construction - Featuring high-end materials, elegant finishes, and underfloor heating.
- Energy-Efficient Living - Photovoltaic panels, smart air conditioning, and modern insulation reduce energy costs while minimizing environmental impact.
- Eco-Conscious Design - Incorporating sustainable solutions that seamlessly blend luxury with responsibility.<...>

### Property Info

### Plot / Area Info

### Additional info

|                        |           |         |            |                  |                           |
|------------------------|-----------|---------|------------|------------------|---------------------------|
| Covered Area           | <b>93</b> |         |            | Reference Number | <b>234633</b>             |
| Covered Veranda        | <b>16</b> |         |            | Property type    | <b>Apartment</b>          |
| Floor Number           | <b>3</b>  | Parking | <b>Yes</b> | Condition        | <b>Under Construction</b> |
| Total Number of Floors | <b>5</b>  |         |            | Bathrooms        | <b>2</b>                  |
| Energy Efficiency      | <b>A</b>  |         |            |                  |                           |

### Amenities

### Location

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

**Price: €272 000 + VAT**

VAT for this property is **€13,600** or **€51,680**. 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>€2 925.00/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**

€272 000 on Feb 6, 2025







