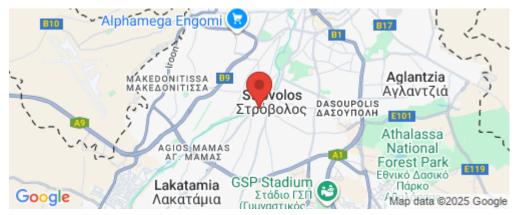
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### **2** Bedroom Apartment for Sale in Strovolos, Nicosia District

Stunning, Two Bedroom Apartment for Sale in Strovolos Area, Nicosia. The property is ideally situated close to the Strovolos Park and a plethora of amenities and services such as shops, schools, restaurants, bakeries etc. In addition, the center of Nicosia is also a 10-minutes' drive away, while it is also on the river¬bed of Nicosia's Pedieos river.



Apartment for sale in Nicosia, Strovolos area. The Apartment has approximately 98 sq.m of internal covered area and it consists of a cozy open plan kitchen, living and dining area, electrical appliances, two bedrooms, one en – suite shower in the master bedroom, one main bathroom with wc and one guest toilet. The property also b...

| Property Info                               |   | Plot / Area Info     |                     | Additional info  |   |  |  |
|---|---|----------------------|---------------------|--|---|--|--|
| Covered Area<br>Heating<br>Air Conditioning | 98<br>Underfloor Heating, Yes<br>All rooms, Yes       | Plot area<br>Parking | 866<br>Covered, Yes | Reference Numbe<br>Property type<br>Condition<br>Bathrooms | er 50397<br>Apartment<br>Brand New<br>2 |  |  |
| Amenities <ul> <li>Gym</li> </ul>           | Location<br>Location: Strovolos                       | Region: Nico         |                     |  |   |  |  |
| - ,   | Coordinates: <b>35.141683134134 / 33.339556585271</b> |                      |                     |  |   |  |  |



#### Price: €385 000 + VAT

VAT for this property is €19,250 or €73,150. 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 Excluded                          | Title transfer fee<br>Price per SQM | None<br>€3 929.00/m² | Common expenses              | None |  |  |  |  |  |  |
|---------------------------------------|-------------------------------------|----------------------|------------------------------|------|--|--|--|--|--|--|
| Representative: Kalogirou Real Estate |                                     |                      |                              |      |  |  |  |  |  |  |
| Registration number                   | 1104                                | Email                | info@kalogirourealestate.com |      |  |  |  |  |  |  |
| License number                        | 569/E                               | Legal name           | N/A                          |      |  |  |  |  |  |  |

Phone: +35724003723

#### **Price change history**

€385 000 on Feb 12, 2025

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