

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

2-Bedroom Apartment – Contemporary Living with Smart Efficiency

### General Description

The 2-bedroom apartment redefines modern residential comfort, offering a harmonious blend of spacious design, smart technology, and energy independence. Located in a quiet area of Strovolos, it is ideal for families, professionals, or investors seeking a balance between style, function, and sustainability.

### Layout & Interiors

The apartment’s open-plan concept seamlessly connects the kitchen, dining, and living areas, extending onto a large covered veranda that enhances natural light and ventilation. The two bedrooms, including a master suite with en-suite bathroom, provide am...

### Property Info

Covered Area	<b>101</b>
Covered Veranda	<b>20</b>
Floor Number	<b>3</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
---------	---------------------

### Additional info

Reference Number	<b>235170</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

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

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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>~€7 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 574.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

- €260 000 on Feb 19, 2025
- €275 000 on Oct 24, 2025
- €279 000 on Feb 5, 2026
- €260 000 on Feb 20, 2026





