

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

This is an upcoming residential development located in the heart of Strovolos near Arabica coffeehouse. The building consists of three levels and a ground level with covered parking spaces and dedicated storage areas for all residents. The property comprises of eight apartments with brilliant full height windows and an abundance of day light. The profound design and finishes of the building along with the spacious layout ideal for individuals and families. FEATURES Covered Parking Storage Room Energy Class A Thermal Insulation Thermal Windows Heating Cooling Systems Building Entrance Video System Access Control Underfloor Heating Individual Pressured Water Systems Photovoltaic System Inst...

### Property Info

Covered Area	<b>84</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number	<b>VL45668</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Balcony

### 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>€3 095.00/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

€260 000 on Mar 16, 2025



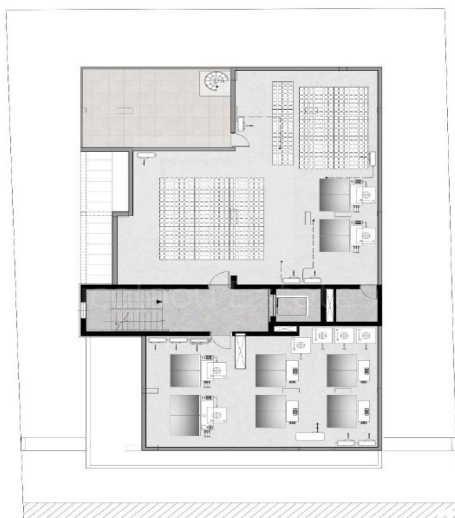
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## ΠΡΩΤΟΣ ΟΡΟΦΟΣ



## ΟΡΟΦΗ



## ΔΕΦΤΕΡΟΣ ΟΡΟΦΟΣ

