

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

- 2 bedrooms
- 2 W/C
- Internal Area 83.40m<sup>2</sup>
- Covered Verandas 22.75m<sup>2</sup>
- Covered Parking
- Storage
- Energy Efficiency "A"



### Property Info

### Plot / Area Info

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**11539**  
**Apartment**  
**Brand New**  
**2**

Covered Area

**83**

Parking

**Covered, Yes**

### Amenities

### Location

- Elevator

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.132391477822 / 33.345002294534**

**Price: €195 000 + VAT**

VAT for this property is **€9,750** or **€37,050**. 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>€2 349.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

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**Price change history**

€195 000 on Apr 23, 2025





The floor plan shows a building with a central staircase and several rooms. The rooms are labeled as follows:

- AT006, 5.90 m<sup>2</sup>
- AT006, 4 5.90 m<sup>2</sup>
- AT006, 3 2.94 m<sup>2</sup>
- AT006, 2 6.04 m<sup>2</sup>
- AT006, 1 3.89 m<sup>2</sup>

The plan also includes a parking lot with several cars parked, a staircase, and a central area labeled "ESTACION". The building is situated on a street, with "ESTACION" and "ESTACION" labels indicating the location. The plan also shows a "CALLE" (street) and a "CALLE" (street) label.

Architectural floor plan of a 4-bedroom apartment complex. The plan shows four identical apartment units arranged around a central corridor and staircase. Each unit includes a living area (KOTZINA), a dining area (ΣΑΛΟΝΙ), a kitchen (KITCHEN), a bathroom (WC1, WC2), and a bedroom (ΤΠΝΟΔΜΑΤΙΟ). The central area contains a staircase (ΚΛΙΜΑΚΑ) and a lift (LIFT). Dimensions for rooms and overall unit area are provided in meters.

Room dimensions (m):

- Living Area (KOTZINA): 6.05 x 6.40
- Dining Area (ΣΑΛΟΝΙ): 6.40 x 4.95
- Bedroom (ΤΠΝΟΔΜΑΤΙΟ): 3.50 x 3.30
- Bathroom (WC1, WC2): 1.80 x 1.50
- Kitchen (KITCHEN): 6.05 x 1.80
- Staircase (ΚΛΙΜΑΚΑ): 5.42 m
- Lift (LIFT): 2.00 x 1.50

Overall unit dimensions and area:

- Unit 1 (Top Left): 10.20 x 8.30 m, 83.40 m<sup>2</sup>
- Unit 2 (Top Right): 10.20 x 8.30 m, 83.40 m<sup>2</sup>
- Unit 3 (Bottom Left): 10.20 x 8.30 m, 83.40 m<sup>2</sup>
- Unit 4 (Bottom Right): 10.20 x 8.30 m, 83.40 m<sup>2</sup>

Additional dimensions and areas:

- Central Corridor (ΚΛΙΜΑΚΑ): 5.42 m
- Staircase (ΚΛΙΜΑΚΑ): 5.42 m
- Lift (LIFT): 2.00 x 1.50 m
- Overall Building Dimensions: 33.00 m x 33.00 m
- Overall Building Area: 1089.00 m<sup>2</sup>
- Calculated Area (Καλυμμένη Βεράντα): 22.75 m<sup>2</sup>
- Uncovered Area (Ακαλύπτει Βεράντα): 6.92 m<sup>2</sup>

Architectural floor plan of a 4-story building. The plan shows four floors with various rooms including bedrooms (ΤΠΝΟΔΟΜΑΤΙΟ), bathrooms (WC), kitchen (ΚΟΤΖΙΝΑ), living areas (ΣΑΛΟΝΙ), and a central corridor (Κοινόχρηστο). Dimensions are provided for rooms and overall floor areas. The top floor has a living area of 83.40 m² and a kitchen of 5.45 m. The middle floor has a living area of 83.40 m² and a kitchen of 6.05 m. The bottom floor has a living area of 83.40 m² and a kitchen of 6.05 m. The central corridor is 15.42 m². The overall dimensions of the building are 3.30 m by 5.05 m.