

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

A new boutique development between the buzz of the city and the serenity of a safe neighbourhood.



This is urban living in the heart of it all, surrounded by an oasis of green and fresh air. Breathe life in a setting of quality, convenience and wellbeing.

- Architectural design by Michael Cosmas.
- Situated in Acropolis, one of Nicosia's most sought-after areas.
- 12 spacious, well-designed two and three-bedroom apartments.
- Adjacent to parks, trails, cafés, playgrounds and sports facilities.
- Walking distance to schools, amenities and services.
- Just moments away from the city centre and the highway.

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### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>109</b>                     |
| Covered Veranda        | <b>20</b>                      |
| Floor Number           | <b>1</b>                       |
| Total Number of Floors | <b>4</b>                       |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>4487</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

**Location**

- Parking

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.154091327945 / 33.357281689581**

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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>~€8 600.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 752.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€300 000 on May 7, 2025



FIRST FLOOR



BUILDINGS A & B  
GROUND FLOOR

