

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

2-Bedroom Apartment – Contemporary Elegance & Refined Comfort

### General Description

The 2-bedroom apartment perfectly captures the essence of modern minimalist living on Pernera Hill. Designed for professionals, couples, or small families, it blends refined aesthetics, sustainable architecture, and functional comfort in a peaceful, elevated setting near The English School and the surrounding park.

Spacious, light-filled, and meticulously detailed, this residence delivers a sophisticated lifestyle experience defined by simplicity, balance, and quality craftsmanship.

### Layout & Interiors

The apartment features a fluid open-plan layout, connecting the livi...

### Property Info

Covered Area	<b>107</b>
Covered Veranda	<b>16</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>237080</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €305 000 + VAT

VAT for this property is **€15,250** or **€57,950**. 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>€2 850.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€305 000 on May 20, 2025



