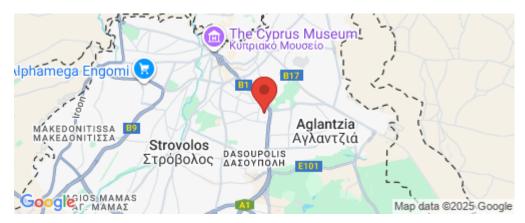
# INDEX

### **2** Bedroom Apartment for Sale in Nicosia District

Set in one of the capitols most prestigious areas in Nicosia, Strovolos near shops, schools, public parks and universities and numerous other local amenities, making this a very convenient choice.



This building has tasteful modern design with many luxury features comprising of 1 & 2 bedroom apartments, and a 3-bedroom penthouse apartment with massive veranda complete with its' own private jacuzzi. All finishes are of high quality.

Underfloor heating with water pipes is installed in all internal, private and communal spaces.

The project also has electric gate access to the parking areas for maximum security.

Property Info		Plot / Area l	nfo	Additional info	
Covered Area	108				
Covered Veranda	19			Reference Number	4963
Floor Number	3	Parking	Covered, Yes	Property type Bathrooms	Apartment 2
Total Number of Floors	5				
Energy Efficiency	Α			Datilioonis	2
Heating	Underfloor Heating, Yes				
Amenities	Location				



Region: Nicosia Coordinates: 35.154328170688 / 33.372913564692



### Price: €315 000 + VAT

VAT for this property is €15,750 or €59,850. 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	Excluded	Title transfer fee	~€9 200.00		None
		Price per SQM	€2 917.00/m²	Common expenses	

#### **Representative: RealDeal Estates**

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

### **Price change history**

€315 000 on May 21, 2025

## **INDEX**



### INDEX

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