

## 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 Info		Additional info	
Covered Area	108				
Covered Veranda	19	Parking <b>C</b>		Reference Number Property type	4967 Apartment
Floor Number	4		Covered Vec		
Total Number of Floors	5		Covered, Yes		
Energy Efficiency	A			Bathrooms	2
Heating	Underfloor Heating, Yes				

## Amenities Location

• Parking Region: **Nicosia** 

Coordinates: 35.154328170688 / 33.372913564692



Price: €325 000 + VAT

VAT for this property is €16,250 or €61,750. 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 ~€9 600.00

Price per SQM €3 009.00/m²

Common expenses None

## **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**

€325 000 on May 21, 2025







