

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

- 2+1 bedrooms
- 2+1 W/C
- Internal Area 78m<sup>2</sup>
- Covered Verandas 21m<sup>2</sup>
- Roof Garden 67.5m<sup>2</sup>
- Covered Parking
- A/C
- Underfloor Heating
- Storage
- Photovoltaic Panels



| Property Info    |                                | Plot / Area Info  |                     | Additional info  |                  |
|------------------|--------------------------------|---|---------------------|------------------|------------------|
| Covered Area     | <b>78</b>                      |   |                     | Reference Number | <b>12154</b>     |
| Heating          | <b>Underfloor Heating, Yes</b> | Parking   | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |   |                     | Condition        | <b>Brand New</b> |
|                  |                                |   |                     | Bathrooms        | <b>3</b>         |
| Amenities        |                                | Location  |                     |                  |                  |
| • Elevator       |                                | <b>Location:</b> Strovolos<br>Region: <b>Nicosia</b><br>Coordinates: <b>35.132726477093 / 33.345002294534</b> |                     |                  |                  |

## Price: €340 000 + VAT

VAT for this property is **€17,000** or **€64,600**. 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<br>Price per SQM | <b>None</b><br><b>€4 359.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€340 000 on May 29, 2025





