

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

Two-bedroom apartment 201, with a living area of 84 m<sup>2</sup>, is located on the second floor of a three-storey building. 

This modern three-storey residential project with gated access is located in the Strovolos area of Nicosia, near the Ethnomartyros Kyprianos Lyceum.

The development consists of six luxury two-bedroom apartments, each featuring a spacious covered veranda, designed with modern architecture and built to high standards.

- Gated community
- Each apartment includes:
  - ✓ Covered parking space
  - ✓ Private storage room
- Electric shutters will be installed on all bedroom
- Photovoltaic system installed on the roof

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Property Info		Plot / Area Info		Additional info
Covered Area	<b>108</b>			Reference Number
Covered Veranda	<b>24</b>			Property type
Floor Number	<b>2</b>	Parking	<b>Covered, Yes</b>	Condition
Total Number of Floors	<b>3</b>			Bathrooms
Energy Efficiency	<b>A</b>			<b>2</b>

Amenities	Location	
• Parking	<b>Location:</b> Strovolos Coordinates: <b>35.128069516728 / 33.331414468524</b>	Region: <b>Nicosia</b>

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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 Price per SQM	<b>None</b> <b>€2 222.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

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## Price change history

€240 000 on Jul 25, 2025



