

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

Two-bedroom apartment 202, 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<br>Coordinates: <b>35.128078291499 / 33.331425193666</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<br>Price per SQM | <b>None</b><br><b>€2 222.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: RealDeal Estates

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

## Price change history

€240 000 on Jul 25, 2025





