

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

Comfortable, Two Bedroom Apartment for sale in Strovolos area, Nicosia. Great location, close to all amenities such as schools, supermarkets, restaurants, coffee shops, restaurants etc. A 5-minute drive to University of Cyprus and a 10-minute drive to Nicosia Centre. Easy access to Nicosia, Larnaca, Limassol motorway without getting delayed in traffic.



First floor apartment for sale in Strovolos area, Nicosia. It consists of an open plan kitchen, living room with dining area, two bedrooms-master en suite (shower), main bathroom and covered/ uncovered veranda. In addition, the property has access to a storage room and covered parking on the ground floor.

A/C split units inst...

### Property Info

Covered Area  
Heating  
Air Conditioning

**92**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **52576**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Elevator

### Location

**Location:** Strovolos Region: **Nicosia**  
Coordinates: **35.149236 / 33.36795**

**Price: €300 000 + VAT**

VAT for this property is **€15,000** or **€57,000**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 261.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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License number	<b>569/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€280 000 on Jul 30, 2025  
€300 000 on Sep 5, 2025



GROUND FLOOR PLAN

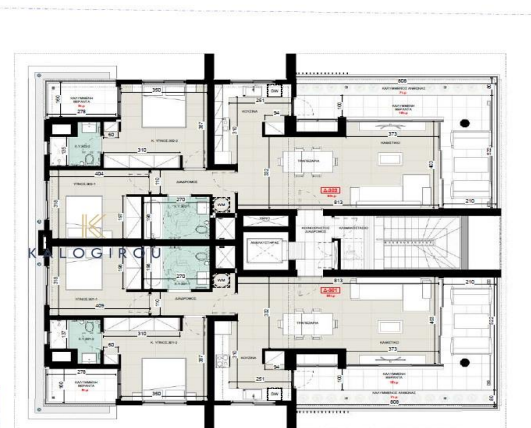


2nd FLOOR PLAN



APARTMENTS	2 BEDROOMS	
	301	302
ALL AREAS	116 sq m	116 sq m
INTERNAL AREA	92 sq m	92 sq m
COVERED VERANDAS	26 sq m	26 sq m
STORAGE	1	1
PARKING SPACE	1	1

3rd FLOOR PLAN



APARTMENTS	2 BEDROOMS	
	301	302
ALL AREAS	116 sq m	116 sq m
INTERNAL AREA	92 sq m	92 sq m
COVERED VERANDAS	26 sq m	26 sq m
STORAGE	1	1
PARKING SPACE	1	1

4th FLOOR PLAN



APARTMENT	3 BEDROOMS
	401
ALL AREAS	192 sq m
INTERNAL AREA	143 sq m
COVERED VERANDAS	53 sq m
STORAGE	1
PARKING SPACE	1

TERRACE FLOOR PLAN

