

## 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	Plot / Area Info		Additional info	
Covered Area	<b>92</b>		Reference Number	<b>52576</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>		Condition	<b>Brand New</b>
			Bathrooms	<b>2</b>

Amenities	Location	Region
• Elevator	<b>Location:</b> Strovolos <b>Coordinates:</b> <b>35.149236 / 33.36795</b>	<b>Nicosia</b>

## 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 Price per SQM	<b>None</b> <b>€3 261.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<a href="mailto:info@kalogirourealestate.com">info@kalogirourealestate.com</a>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

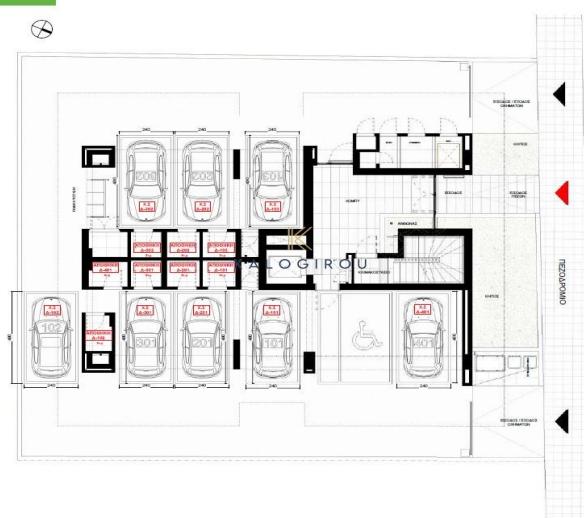
## Price change history

€280 000 on Jul 30, 2025

€300 000 on Sep 5, 2025

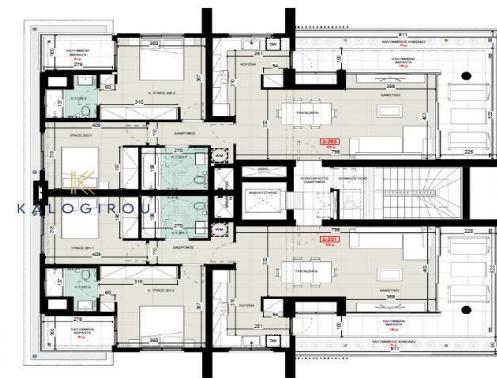


GROUND FLOOR PLAN



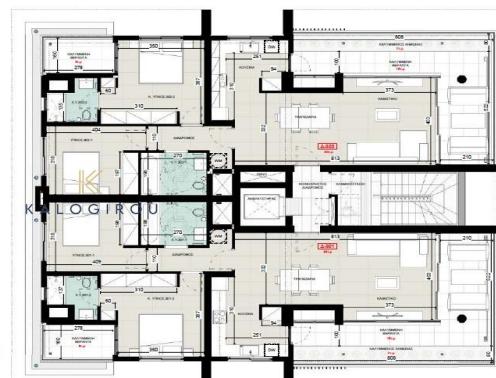
## 2nd FLOOR PLAN

APARTMENTS	2 BEDROOMS	
	201	202
ALL AREAS	116 sq m	116 sq m
INTERNAL AREA	92 sq m	92 sq m
COVERED VERANDAS	24 sq m	24 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	93 sq m	93 sq m
COVERED VERANDAS	23 sq m	23 sq m
STORAGE	1	1
PARKING SPACE	1	1



## 4th FLOOR PLAN

APARTMENT	3 BEDROOMS	
	401	
ALL AREAS	192 sq m	
INTERNAL AREA	141 sq m	
COVERED VERANDAS	55 sq m	
STORAGE	1	
PARKING SPACE	1	



## TERRACE FLOOR PLAN

