

2 Bedroom Apartment for Sale in Strovolos, Nicosia District

Second Floor, 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.



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

The apartment has a/...

Property Info

Covered Area	92
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	52577
Property type	Apartment
Condition	Brand New
Bathrooms	2

Amenities

- Garden

Location

Location: Strovolos                      Region: Nicosia  
Coordinates: 35.149236 / 33.36795

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>€3 478.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

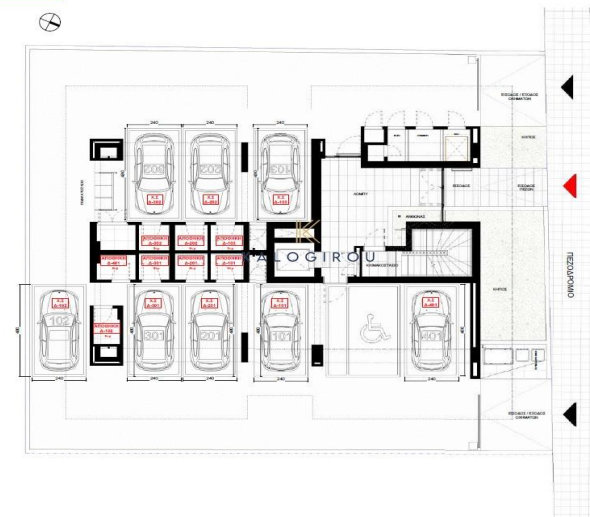
Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: +35724003723			

## Price change history

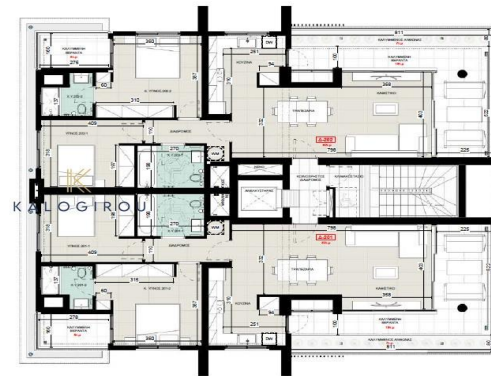
€290 000 on Jul 30, 2025  
 €320 000 on Sep 5, 2025



GROUND FLOOR PLAN

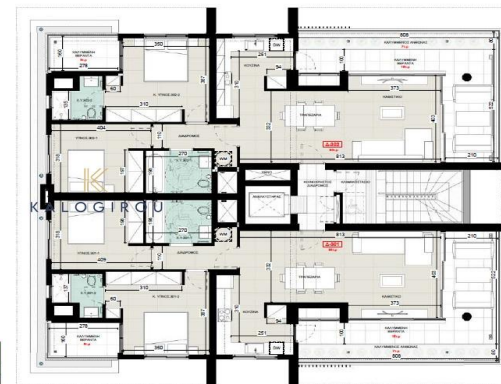


2nd FLOOR PLAN



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

