

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

This modern two-bedroom apartment is located in one of Nicosia's most desirable areas, offering quick access to the city centre. Situated in an energy-efficient Class A building, it combines thoughtful design with high-quality finishes for a comfortable and sustainable lifestyle.



The apartment features spacious interiors, generous terraces, and large energy-efficient windows that fill the space with natural light. Additional comforts include underfloor heating, A/C units in all rooms, solar water heating, and thermal insulation for reduced energy loss.

### Residents benefit from:

- Covered parking
- A private storage room
- Free interior des...

Property Info		Plot / Area Info		<b>Additional info</b>	
Covered Area	117				
Covered Veranda	25		Covered, Yes	Reference Number	8314
Floor Number	1				
Total Number of Floors	4	Parking		Property type	Apartment
Energy Efficiency	A	_		Condition	Under Construction
Heating	Underfloor Heating, Yes			Bathrooms	2
Air Conditioning	All rooms, Yes				



#### Location

• Parking

Location: Strovolos

Region: Nicosia

Coordinates: 35.149161333606 / 33.368192892324



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 Excluded

Title transfer fee None

Price per SQM €2 564.00/m²

Common expenses None

# **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy
License number 247/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

# **Price change history**

€280 000 on Aug 2, 2025 €300 000 on Oct 16, 2025









