

## 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 |              | Additional info  |                    |
|------------------------|-------------------------|------------------|--------------|------------------|--------------------|
| Covered Area           | 117                     |                  |              | Reference Number | 8314               |
| Covered Veranda        | 25                      |                  |              | Property type    | Apartment          |
| Floor Number           | 1                       |                  |              | Condition        | Under Construction |
| Total Number of Floors | 4                       | Parking          | Covered, Yes | Bathrooms        | 2                  |
| Energy Efficiency      | A                       |                  |              |                  |                    |
| Heating                | Underfloor Heating, Yes |                  |              |                  |                    |
| Air Conditioning       | All rooms, Yes          |                  |              |                  |                    |

**Location**

- Parking

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.149161333606 / 33.368192892324**

## Price: €280 000 + VAT

VAT for this property is **€14,000** or **€53,200**. 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>€2 393.00/m²</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> |
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## Price change history

€280 000 on Aug 2, 2025

