

## 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	116			Reference Number	8315
Covered Veranda	24			Property type	Apartment
Floor Number	2			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: €290 000 + VAT

VAT for this property is **€14,500** or **€55,100**. 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>€2 500.00/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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€290 000 on Aug 2, 2025

