

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

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|------------------------|--------------------------------|
| Covered Area | 116 |
| Covered Veranda | 24 |
| Floor Number | 2 |
| Total Number of Floors | 4 |
| Energy Efficiency | A |
| Heating | Underfloor Heating, Yes |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number **8315**
 Property type **Apartment**
 Condition **Under Construction**
 Bathrooms **2**

Amenities

- Parking

Location

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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €2 586.00/m² | | |

Representative: RealDeal Estates

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|--|--------------|------------|--|
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| License number | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |
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Price change history

€290 000 on Aug 2, 2025
 €320 000 on Oct 16, 2025
 €300 000 on Mar 18, 2026

