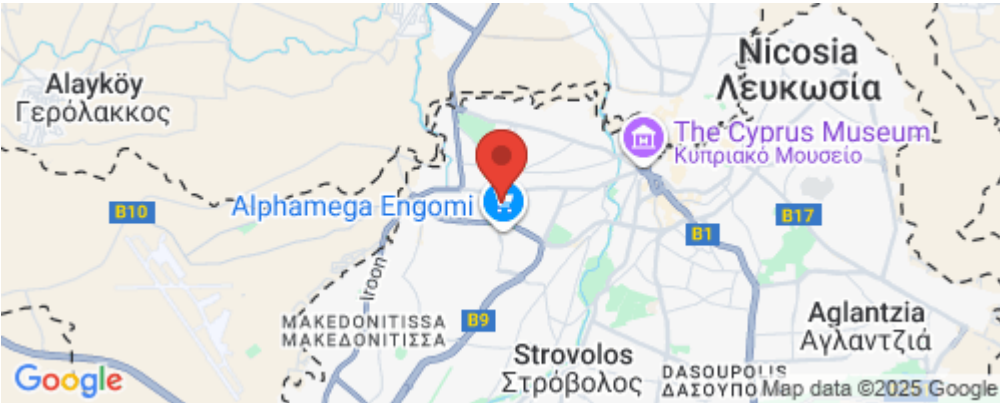


2 Bedroom Apartment for Sale in Strovolos, Nicosia District

Stylish New Apartment in Prime Strovolos Location – Under Construction



Set within a sleek new development in the heart of Strovolos, this modern ground-floor apartment offers a perfect blend of style, comfort, and energy efficiency. Designed with contemporary living in mind, the open-plan layout is complemented by premium finishes and expansive windows that flood the space with natural light.

Enjoy the benefits of underfloor heating and a top-tier A+ energy efficiency rating, ensuring year-round comfort and lower utility costs. Whether you’re looking for a modern residence or a high-demand rental investment, this home delivers.

Nestled in one of Nicosia’s mo...

Property Info		Plot / Area Info		Additional info	
Covered Area	80	Parking	Covered, Yes	Reference Number	20250
Heating	Underfloor Heating, Yes			Property type	Apartment
Air Conditioning	All rooms, Yes			Condition	Brand New
				Bathrooms	2

Amenities                      Location



- Balcony

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.166799799582 / 33.331506499526**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €250 000 + VAT

VAT for this property is **€12,500** or **€47,500**. 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>€3 125.00/m²</b>		

## Representative: Purple International Real Estate

Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
Phone: +35723811058			

## Price change history

€250 000 on Aug 8, 2025

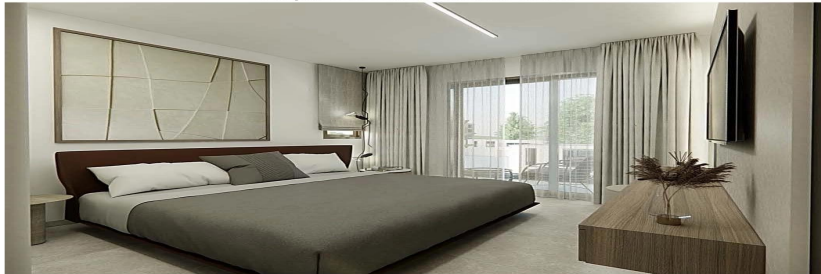




Purple International Real Estate



Purple International Real Estate



Purple International Real Estate



Purple International Real Estate

