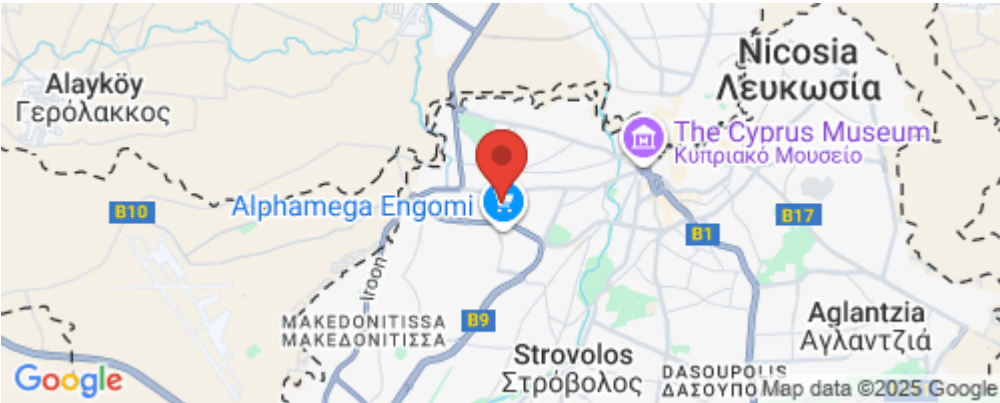


2 Bedroom Apartment for Sale in Strovolos, Nicosia District

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 | 20251     |  |
| 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: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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>€3 250.00/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

€260 000 on Aug 8, 2025







Purple International Real Estate



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