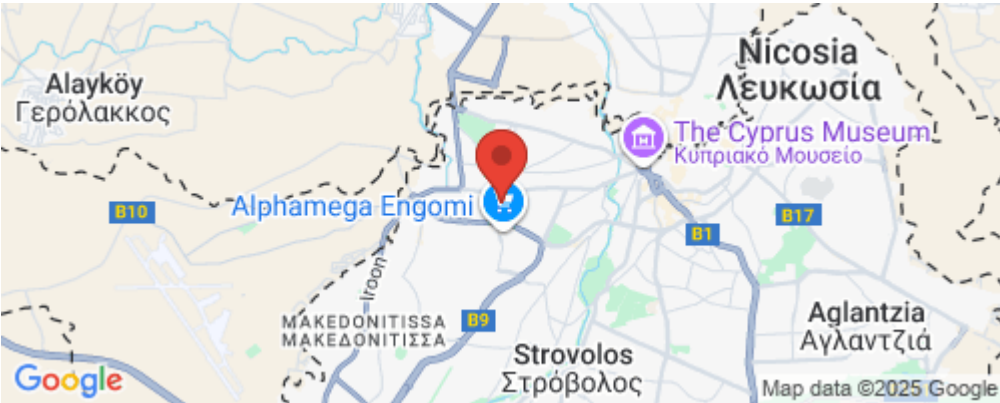


2 Bedroom Apartment for Sale in Strovolos, Nicosia District

Positioned on the top floor of a stylish new development in Strovolos, this exclusive residence combines modern design with elevated outdoor living. The highlight is the private 75m² roof garden, offering stunning views and a perfect space for entertaining, relaxing, or even creating your own urban oasis.



The interior features a spacious, light-filled open-plan layout with premium finishes and energy-efficient systems, including underfloor heating and an A+ energy rating. Designed with both comfort and sustainability in mind, this home is ideal for discerning buyers seeking high-spec living in a prime location.

Located in one of Nicosia’s most well-connected and desirable...

Property Info

Covered Area	80
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	20254
Property type	Apartment
Condition	Brand New
Bathrooms	2

Amenities

- Balcony

Location

Location: Strovolos
Coordinates: 35.166799799582 / 33.331506499526

Region: Nicosia

Price: €340 000 + VAT

VAT for this property is **€17,000** or **€64,600**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€4 250.00/m²		

Representative: Purple International Real Estate

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License number	512/E	Legal name	A.A. Purple Real Estate Ltd
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Price change history

€340 000 on Aug 8, 2025





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