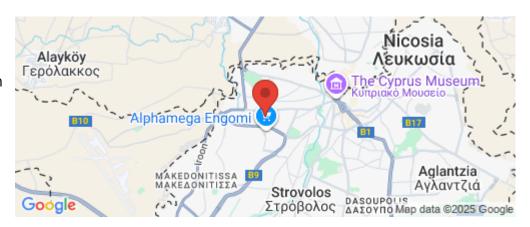


2 Bedroom Apartment for Sale in Strovolos, Nicosia District

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		Plot / Area Info		Additional info	
Covered Area Heating Air Conditioning	80 Underfloor Heating, Yes All rooms, Yes	Parking	Covered, Yes	Reference Number Property type Condition Bathrooms	20254 Apartment Brand New 2

Amenities Location

Location: Strovolos Region: **Nicosia**

Coordinates: 35.166799799582 / 33.331506499526

Balcony



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

Price per SQM €4 250.00/m²

Common expenses None

Representative: Purple International Real Estate

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Phone: **+35723811058**

Price change history

€340 000 on Aug 8, 2025





























