

## 2 Bedroom Apartment for Sale in Strovolos, Nicosia District

Top-Floor 2-Bedroom Apartment with Parking & Storage in Strovolos Agios Dimitrios, Strovolos – Nicosia Excellent Investment or Owner-Occupier Opportunity Prime Location Located in one of Strovolos' most accessible neighborhoods, this apartment offers excellent connectivity: • Just 500m west of Limassol Avenue • 750m east of Acropoleos Avenue • 400m from Ifigenias & Armenias traffic lights • 650m from the B1 Highway, linking you across Nicosia and beyond Everything you need — schools, shops, cafes, and public transport — is just around the corner. Property Highlights • Top Floor Unit (No. 301) – Enjoys privacy, natural light, and great views ...



### Property Info

### Plot / Area Info

Covered Area **100**

### Additional info

Reference Number **20459**

Property type **Apartment**

Condition **Pre-Owned**

Bathrooms **1**

### Amenities

### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.1498505 / 33.3684879**

## Price: €185 000 + VAT

VAT for this property is **€9,250** or **€35,150**. 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>~€4 000.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 850.00/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> |
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## Price change history

€185 000 on Sep 9, 2025















