

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

Contemporary 2-Bedroom Apartment – Energy-Efficient Living in Nicosia

This elegant 2-bedroom apartment offers a perfect combination of modern architecture, premium finishes, and advanced energy efficiency. Designed to meet the needs of today’s homeowners, it provides stylish comfort, functionality, and long-term sustainability.

Interiors & Comfort

Living & Dining Areas: Open-plan design with seamless flow and direct access to a spacious veranda, ideal for both everyday life and entertaining.

Kitchen: Italian-made kitchen with high-quality cabinets and countertops, combining sleek aesthetics with practicality.

Bedrooms: Two generously sized bedroom...

| Property Info          |     | Plot / Area Info                    |              | Additional info   |                    |
|------------------------|-----|-------------------------------------|--------------|-------------------|--------------------|
| Covered Area           | 116 | Parking                             | Covered, Yes | Reference Number  | 239712             |
| Covered Veranda        | 24  |                                     |              | Property type     | Apartment          |
| Floor Number           | 2   |                                     |              | Condition         | Under Construction |
| Total Number of Floors | 4   |                                     |              | Construction Year | 2026               |
|                        |     |                                     |              | Bathrooms         | 1                  |
| Amenities              |     | Location                            |              |                   |                    |
| • Parking              |     | Location: Strovolos Region: Nicosia |              |                   |                    |

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>€2 759.00/m²</b> |                 |             |

## Representative: MySpace

|                                   |              |            |  |
|-----------------------------------|--------------|------------|--|
| Registration number               | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                    | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
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## Price change history

€320 000 on Oct 1, 2025

