


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

Experience modern living in this beautifully designed 2-bedroom apartment within a contemporary three-storey development in Strovolos. The apartment features a functional open-plan layout, premium finishes, and energy-efficient construction with thermal windows and bricks, provision for A/C, and a photovoltaic system installation. 

With an Energy Performance Certificate Class A, private storage room, and a pressure water system, this home offers sustainable comfort and long-term value. Conveniently located near schools, shops, and major city routes, it's ideal for families, professionals, or investors seeking quality living in one of Nicosia's most desirable areas.

### Property Info

Covered Area	<b>100</b>
Covered Veranda	<b>15</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>9792</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Strovolos Region: **Nicosia**  
 Coordinates: **35.150407018738 / 33.338935361096**

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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>€2 650.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€265 000 on Oct 31, 2025

