

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

This stylish 2-bedroom apartment is part of a contemporary residential development in Akropolis, one of Nicosia's most central and well-connected areas. Designed for comfort and practicality, the apartment features an open-plan layout, a large covered veranda, private parking, and a storage room, all within an energy-efficient (Class A) building.



Located in the CNP neighborhood, it offers easy access to major roads, schools, shops, and essential services, making it an ideal choice for families, professionals, or investors seeking a modern home in a prime location.

### Property Info

Covered Area	<b>102</b>
Covered Veranda	<b>22</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>9799</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.153986064285 / 33.359330901975**

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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>~€8 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 941.00/m²</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

€300 000 on Oct 31, 2025



