

2 Bedroom Apartment for Sale in Strovolos, Nicosia District

This contemporary 2-bedroom apartment, built in 2023, is located in the heart of Acropolis, Strovolos. With 91 m² of internal living space and an 18 m² covered veranda, it offers an ideal combination of modern comfort and convenience, perfect as a residence or a high-demand investment. The apartment features a bright open-plan living and dining area, a fully equipped kitchen, two bedrooms, and two bathrooms. It is finished to a high standard with solid wood flooring, underfloor heating, electric shutters, an intercom, and an alarm system. Additional amenities include covered parking, a storage room, and a landscaped balcony garden. Fully air-conditioned with VRV and split un...

| Property Info     |             | Plot / Area Info                       |              | Additional info   |           |
|-------------------|-------------|--|--------------|-------------------|-----------|
| Covered Area      | 91          | Parking                                | Covered, Yes | Reference Number  | 240656    |
| Floor Number      | 1           |  |              | Property type     | Apartment |
| Furnishing        | Unfurnished |  |              | Condition         | Pre-Owned |
| Energy Efficiency | A           |  |              | Construction Year | 2023      |
|                   |             |  |              | Bathrooms         | 2         |
| Amenities         |             | Location                               |              |                   |           |
| • Parking         |             | Location: Strovolos    Region: Nicosia |              |                   |           |

## Price: €305 000 + VAT

VAT for this property is **€15,250** or **€57,950**. 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>~€8 800.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 352.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€305 000 on Nov 13, 2025







