

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

- 2 bedrooms
- 2 W/C
- Internal Area 85.50m<sup>2</sup>
- Covered Verandas 22.85m<sup>2</sup>
- Covered Parking
- Underfloor Heating
- Photovoltaic Panels
- Storage
- Yoga studio & Gym
- Energy Efficiency "A"



### Property Info

Covered Area **86**  
Heating **Underfloor Heating, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **15227**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**  
View **City view**

### Amenities

- Gym

### Location

**Location:** Strovolos  
Coordinates: **35.139483800851 / 33.340565284792**

Region: **Nicosia**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>€2 849.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

## Price change history

€245 000 on Nov 19, 2025

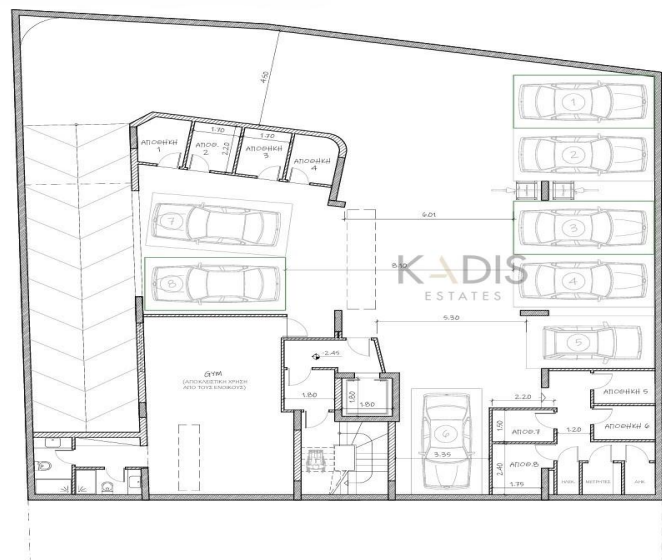








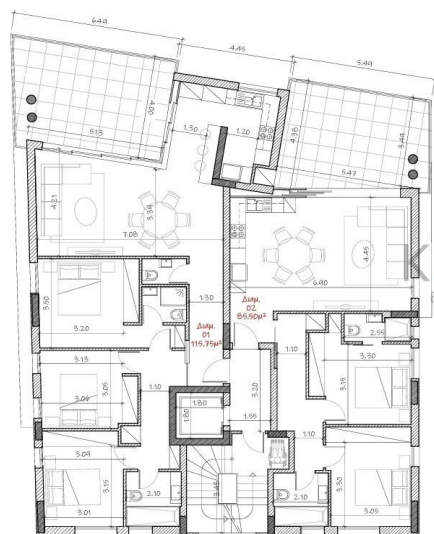




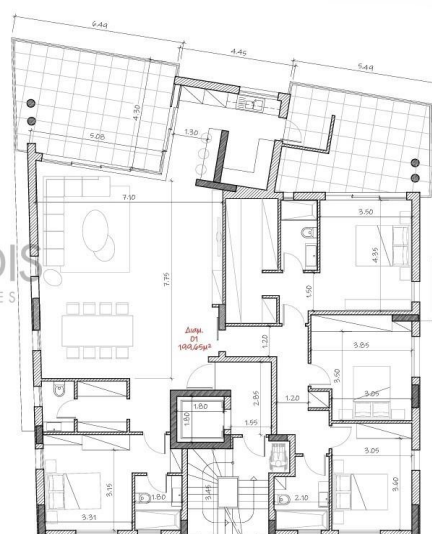
FLOOR PLANS [BASEMENT]



FLOOR PLANS [Ground Floor]



FLOOR PLANS [1st-4th Floor] - 2&3 BEDROOMS FLATS



FLOOR PLANS [1st-4th Floor] - 4 BEDROOMS FLATS



FLOOR PLANS [Roof]