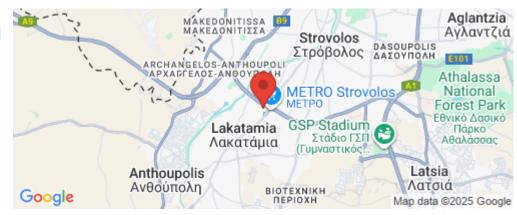


### 2 Bedroom Apartment for Sale in Nicosia District

A modern 2-bedroom apartment in a prime location at the border of Strovolos and Lakatamia. Bright open-plan living, high-quality finishes, and sustainable features create a comfortable home for professionals or families.



#### **Apartment Features:**

- 2 bedrooms with fitted wardrobes
- Open-plan living and dining area
- Modern kitchen and bathroom
- Large veranda
- Air conditioning provision and underfloor heating

### Building & Amenities:

- Earthquake-resistant structure with contemporary façade
- Lift access and covered parking for each unit
- Guest parking and accessible space
- Individual storage
- E...

Property Info Plot / Area Info Additional info

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Covered Veranda 20 Reference Number 10468

Floor Number 1 Parking Covered, Yes Property type Apartment

Total Number of Floors 3 Bathrooms 2

Energy Efficiency A

Amenities Location

• Parking Region: **Nicosia** 

Coordinates: **35.125726619215** / **33.321168422699** 



**Price: €225 000 + VAT** 

VAT for this property is €11,250 or €42,750. 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 Excluded

Title transfer fee ~€5 600.00

Price per SQM €2 250.00/m²

Common expenses None

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy

License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

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# **Price change history**

€225 000 on Nov 22, 2025







