

## 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

Covered Area	<b>101</b>
Covered Veranda	<b>20</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>10472</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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	<b>Excluded</b>	Title transfer fee	<b>~€5 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 228.00/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

€225 000 on Nov 22, 2025



