

## 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. X

### 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	
Covered Area	<b>101</b>		
Covered Veranda	<b>20</b>		Reference Number
Floor Number	<b>2</b>	Parking	<b>10475</b>
Total Number of Floors	<b>3</b>	<b>Covered, Yes</b>	Property type
Energy Efficiency	<b>A</b>		Bathrooms

Amenities	Location
• Parking	Region: <b>Nicosia</b> Coordinates: <b>35.125726619215 / 33.321168422699</b>

## Price: €230 000 + VAT

VAT for this property is **€11,500** or **€43,700**. 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 Price per SQM	<b>~€5 800.00</b> <b>€2 277.00/m<sup>2</sup></b>	Common expenses	<b>None</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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€230 000 on Nov 22, 2025



