

## 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>115</b>				
Covered Veranda	<b>25</b>			Reference Number	<b>10476</b>
Uncovered Veranda	<b>44</b>			Property type	<b>Apartment</b>
Floor Number	<b>3</b>	Parking	<b>Covered, Yes</b>	Bathrooms	<b>2</b>
Total Number of Floors	<b>3</b>				
Energy Efficiency	<b>A</b>				

### Amenities

- Parking

### Location

Region: **Nicosia**

Coordinates: **35.125726619215 / 33.321168422699**

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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>~€8 400.00</b> <b>€2 565.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€295 000 on Nov 22, 2025



