

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

This stylish 2-bedroom apartment delivers a balanced combination of space, comfort, and advanced technology in the heart of the Acropolis area. Ideal for small families or professionals, it provides a high-quality residential environment with excellent energy performance.

The layout includes a spacious open-plan living area, two well-proportioned bedrooms, and carefully selected modern finishes. Photovoltaic panels enhance energy efficiency, while electric underfloor heating, air-conditioning in all rooms, and thermal insulation ensure a comfortable indoor climate throughout the year. Each apartment benefits from private parking, storage, and smart infrastructure for modern living....

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>67</b> |
| Covered Veranda        | <b>15</b> |
| Floor Number           | <b>1</b>  |
| Total Number of Floors | <b>4</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>241674</b>    |
| Property type     | <b>Apartment</b> |
| Construction Year | <b>2027</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Strovolos Region: **Nicosia**

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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>~€7 400.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 030.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€270 000 on Jan 20, 2026



