

## 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>
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## Price change history

€270 000 on Jan 20, 2026



