

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

This modern 2-bedroom apartment offers comfortable and well-balanced living in a quiet and well-maintained residential area of Strovolos, Nicosia. Designed with a focus on quality, functionality, and contemporary style, it is an excellent choice for families, professionals, or long-term investors.

The apartment features a bright open-plan living and dining area with a modern kitchen, two well-proportioned bedrooms, and spacious bathrooms. Large windows and generous balconies enhance natural light and create a sense of openness, while high-quality construction materials ensure durability, thermal efficiency, and sound insulation. The building is developed to Energy Efficiency Class ...

### Property Info

Covered Area	<b>109</b>
Covered Veranda	<b>23</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
---------	---------------------

### Additional info

Reference Number	<b>242294</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €325 000 + VAT

VAT for this property is **€16,250** or **€61,750**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 982.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€325 000 on Feb 7, 2026



