

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

This contemporary two-bedroom apartment is part of a new residential complex in Strovolos, Nicosia, combining stylish architecture, quality construction, and everyday comfort. The building is situated in a well-maintained and quiet residential area with easy access to shops, schools, cafés, and main roads.



Designed with functionality in mind, the apartment features a practical layout and high-quality modern finishes that ensure durability, thermal efficiency, and sound insulation. Large windows and a spacious balcony enhance natural light, creating a bright and airy living environment.

### Key Features:

- Two well-proportioned bedrooms
- Functional open-plan liv...

### Property Info

Covered Area	<b>108</b>
Covered Veranda	<b>22</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 **12113**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Strovolos Region: **Nicosia**  
 Coordinates: **35.15405624 / 33.36569311**

## Price: €315 000 + VAT

VAT for this property is **€15,750** or **€59,850**. 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>~€9 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 917.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

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## Price change history

€315 000 on Mar 6, 2026



