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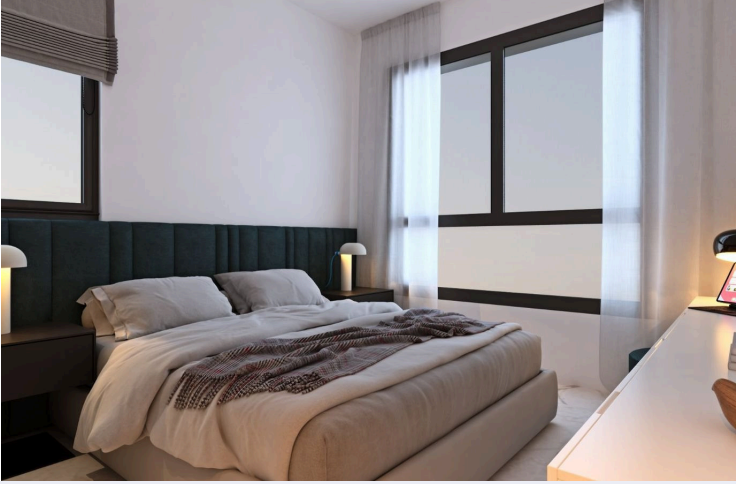
# Modern 2-Bedroom Apartment with roof garden for Sale in Strovolos Acropolis

 Strovolos — Acropolis, Nicosia

**€350,000** +VAT







# Overview

## Specifications

|  |   |   |
|--|---|---|
| Bedrooms   | Bathrooms   | Covered   |
|  2 |  2 |  95 m <sup>2</sup> |

|         |           |                      |                    |
|---------|-----------|----------------------|--------------------|
| Type    | Apartment | Status               | Under construction |
| Showers | 2         | Year of construction | 2025               |
| Toilets | 2         | Furnished            | Unfurnished        |

## Description

Nestled in the heart of the prestigious Strovolos district in Nicosia, this project sets a new benchmark for modern urban living. This exquisite four-storey development is designed to captivate with its contemporary architecture and premium finishes, offering a harmonious blend of luxury, comfort, and practicality.

Perched on the 4th floor, this spacious two-bedroom, two-bathroom apartment offers 95m<sup>2</sup> of internal living space, a 28m<sup>2</sup> covered veranda, and an impressive 40m<sup>2</sup> private roof garden, perfect for entertaining or simply soaking in breathtaking views.

Every detail of this home is thoughtfully designed, featuring provisions for underfloor heating and A/C units for year-round comfort, while installed photovoltaic panels ensure energy efficiency and sustainability. High-quality thermal and acoustic insulation further enhances the living experience, making this a true retreat from the bustle of daily life.

Strategically located in a tranquil, family-friendly neighborhood, the development offers unparalleled convenience. Enjoy seamless access to Nicosia’s city center and the highway network connecting other major cities in Cyprus. The area boasts a variety of local shops, essential amenities, green parks, and both private and public schools—all within walking distance.

With delivery scheduled for November 2025, this apartment is the perfect choice for those seeking a contemporary home or an investment opportunity in one of Nicosia’s most desirable areas.

Asking Price: €245,000 + VAT

Discover the perfect combination of modern design, functionality, and prime location. Don’t miss this chance to secure your future home today.

# Additional information

## Facilities

Aircondition, Provision

Heating, Provision

Solar water heater

Elevator

Parking, Covered

Storage

Gated complex

Solar photovoltaic panels

## Features

Balcony

Combined kitchen and dining area

Energy efficient doors/windows

Near amenities

Bright

Double glazing

Entrance gate

Near bus route

Central TV system

En suite shower

Guest WC

Rental potential

## Distances

Amenities

 100 m

Airport

 45 km

Sea

 45 km

Public transport

 100 m

Schools

 400 m

Resort

 65 km

## Contact us



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