

2 Bedroom Apartment for Sale in Aglantzia, Nicosia District

2-Bedroom Apartment – Modern Elegance & Everyday Comfort  
This 2-bedroom apartment is designed for those who value both style and practicality, offering a refined living experience in a serene yet central Nicosia location.

Living & Dining Area  
The open-plan living and dining space is bright and inviting, with large glass doors that open to the veranda, extending the home outdoors. It’s a versatile area—perfect for relaxed evenings, family meals, or hosting friends in comfort.

Kitchen  
Sleek and functional, the kitchen is equipped with high-quality finishes, smart cabinetry, and ample counter space. Integrated into the open layout, it fosters an ea...



| Property Info     |                | Plot / Area Info                     |              | Additional info  |                    |  |
|-------------------|----------------|--------------------------------------|--------------|------------------|--------------------|--|
| Covered Area      | 109            | Parking                              | Covered, Yes | Reference Number | 7964               |  |
| Covered Veranda   | 16             |                                      |              | Property type    | Apartment          |  |
| Floor Number      | 1              |                                      |              | Condition        | Under Construction |  |
| Energy Efficiency | A              |                                      |              | Bathrooms        | 2                  |  |
| Air Conditioning  | All rooms, Yes |                                      |              |                  |                    |  |
| Amenities         |                | Location                             |              |                  |                    |  |
| • Parking         |                | Location: Aglantzia                  |              | Region: Nicosia  |                    |  |
|                   |                | Coordinates: 35.1509794 / 33.3822396 |              |                  |                    |  |

## Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. 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>€3 028.00/m²</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: +35795129336, +35799409010 |              |            |  |

## Price change history

€555 000 on May 19, 2024

€570 000 on May 12, 2025

€330 000 on Sep 30, 2025

