

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

Under construction beautiful two bedroom apartment in a great area in Aglantzia near Satiriko theater, Nicosia. 

This beautiful apartment will have 77m<sup>2</sup> of internal area plus 14.6m<sup>2</sup> of covered veranda. Moreover, it will offer provision for A/C split units and for heating and for photovoltaic panels, solar water heater, water pressurized system, covered parking.

The building is being built in a prime location in Pallouriotissa, close to many amenities such as schools, parks, supermarkets.

\*Expected delivery date: October 2025\*

Price: €175,000 + VAT

ID: 52540

### Property Info

Covered Area **77**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **52540**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Bathrooms **2**

### Amenities

#### Location

**Location:** Aglantzia

Region: **Nicosia**

Coordinates: **35.16634922099 / 33.383717560407**

## Price: €175 000 + VAT

VAT for this property is **€8,750** or **€33,250**. 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>€2 273.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

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## Price change history

€175 000 on May 21, 2024

€180 000 on Oct 10, 2024

€175 000 on Nov 1, 2024



