

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

For sale: A brand-new 2nd-floor apartment located in Aglantzia, spanning 70 sq.m. This cozy residence features 2 bedrooms, 2 bathrooms, a modern kitchen, and a comfortable living room. Additionally, it includes a closed parking space for one vehicle. Equipped with air conditioning, the apartment ensures a comfortable living environment.



Rated with an energy certificate A, this under-construction property promises high energy efficiency. Its prime location offers convenient access to the mall and city center, making daily errands and entertainment effortlessly accessible. The apartment also boasts an elevator, adding to its modern conveniences.

Ideal for individuals or couple...

**Property Info**

Covered Area	<b>70</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</b>

**Plot / Area Info**

Parking	<b>Yes</b>
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**Additional info**

Reference Number	<b>1042442</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

**Amenities**

**Location**

<b>Location:</b> Aglantzia	Region: <b>Nicosia</b>
Coordinates: <b>35.144238 / 33.410973</b>	

## Price: €235 000 + VAT

VAT for this property is **€11,750** or **€44,650**. 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>~€6 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 357.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35725267979</b>			

## Price change history

€235 000 on Jun 20, 2024



