

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

Two-Bedroom Apartment - Ideal for Modern Family Living

This two-bedroom apartment offers the perfect balance of comfort, practicality, and modern style, making it an excellent choice for families and professionals alike. Located just 200 meters from the Franco Cypriot School, it combines the convenience of a family-oriented neighborhood with the tranquility of a low-rise residential setting.

The home features a spacious open-plan layout, where the living and dining areas flow naturally into a contemporary kitchen. Large windows ensure the interiors are bright and welcoming, while a private veranda creates additional space for relaxation and everyday living.

The master ...

| Property Info          |            | Plot / Area Info |                     | Additional info   |                           |
|------------------------|------------|------------------|---------------------|-------------------|---------------------------|
| Covered Area           | <b>112</b> |                  |                     | Reference Number  | <b>232288</b>             |
| Covered Veranda        | <b>37</b>  |                  |                     | Property type     | <b>Apartment</b>          |
| Floor Number           | <b>1</b>   | Parking          | <b>Covered, Yes</b> | Condition         | <b>Under Construction</b> |
| Total Number of Floors | <b>2</b>   |                  |                     | Construction Year | <b>2026</b>               |
| Energy Efficiency      | <b>A</b>   |                  |                     | Bathrooms         | <b>2</b>                  |

| Amenities | Location  | Region         |
|-----------|---|----------------|
| • Parking | <b>Location:</b> Aglantzia<br><b>Coordinates:</b> 35.14232625849438 / 33.37735808465897 | <b>Nicosia</b> |

## Price: €335 000 + VAT

VAT for this property is **€16,750** or **€63,650**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 991.00/m<sup>2</sup></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: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€335 000 on Aug 11, 2024





1<sup>ST</sup>  
FLOOR

101 ►  
2 Bedrooms  
3 Bathrooms  
82 SQM Internal Area  
30 SQM Covered Veranda



102 ◀  
2 Bedrooms  
3 Bathrooms  
85 SQM Internal Area  
34 SQM Covered Veranda