

## 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

Covered Area	<b>112</b>
Covered Veranda	<b>30</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>232289</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Aglantzia  
 Coordinates: **35.14232625849438 / 33.37735808465897**

Region: **Nicosia**

## Price: €405 000 + VAT

VAT for this property is **€20,250** or **€76,950**. 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>€3 616.00/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>
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## Price change history

€405 000 on Sep 10, 2024





**2<sup>ND</sup>  
FLOOR**

**201** ▶  
2 Bedrooms  
3 Bathrooms  
82 SQM Internal Area  
30 SQM Covered Veranda  
35 SQM Uncovered Veranda  
15 SQM Uncovered Roof Terrace



◀ **202**  
2 Bedrooms  
3 Bathrooms  
85 SQM Internal Area  
34 SQM Covered Veranda  
42 SQM Uncovered Veranda  
13 SQM Uncovered Roof Terrace