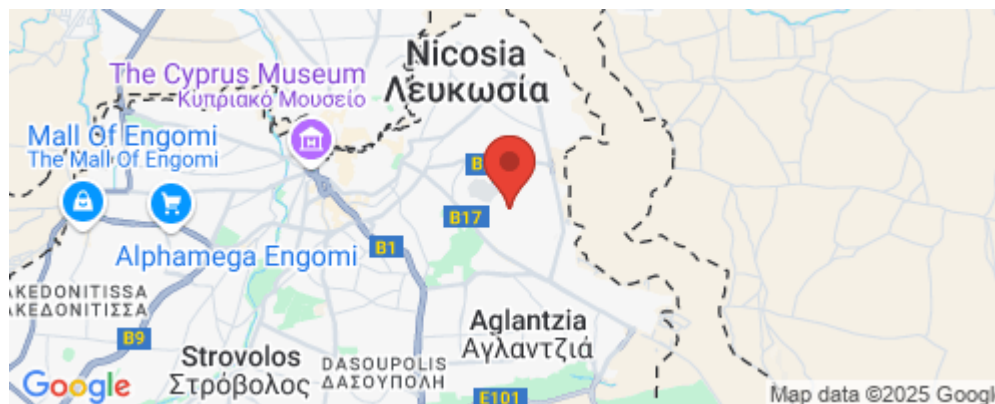


## 1 Bedroom Apartment for Sale in Nicosia District

Located in the serene area of Aglantzia, Nicosia, this modern residential complex seamlessly combines comfort and convenience. Situated close to key amenities such as schools, supermarkets, shops, and renowned landmarks like National Forest Park of the Pedagogical Academy, it offers a distinctive urban living experience.

This stylish three-story development features luxurious one-bedroom apartments with smartly designed layouts that prioritize style and functionality. Each unit includes a private balcony with sleek glass balustrades, creating a tranquil outdoor retreat, while dedicated parking spaces provide added convenience.

Built with meticulous attention to detail, the apa...



### Property Info      Plot / Area Info

Covered Area **60**

### Additional info

Reference Number **f15700**

Property type **Apartment**

Construction Year **2026**

Bathrooms **1**

### Amenities

### Location

Region: **Nicosia**

Coordinates: **35.1663 / 33.3897**

## Price: €147 000 + VAT

VAT for this property is **€7,350** or **€27,930**. 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>~€2 825.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 450.00/m²</b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|                                          |              |            |                                       |
|------------------------------------------|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

## Price change history

€147 000 on Jan 10, 2025

