

## 2 Bedroom Apartment for Sale in Agios Dometios, Nicosia District

Modern Residential Project – Egkomi/Ayios Dometios Border, Nicosia

This boutique development features 9 stylish apartments ideally located on the border of Egkomi and Ayios Dometios—one of Nicosia’s most desirable and convenient areas.

Key Highlights:

Prime location near major Embassies

Walking distance to the University of Nicosia and European University

Close to all essential amenities, shops, restaurants, and public transport

Ideal for students, professionals, and diplomats

Perfect for both investment and personal use, this project offers modern design, accessibility, and long-term value in a high-demand area of Nicosia.

### Property Info

Covered Area	<b>106</b>
Covered Veranda	<b>19</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>237018</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Agios Dometios Region: **Nicosia**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>€2 311.00/m²</b>		

## Representative: MySpace

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## Price change history

€245 000 on May 16, 2025













