

## 2 Bedroom Apartment for Sale in Nicosia District

### Angelico Apartment B204



Discover modern coastal living with **Angelico Apartment B204**, a stunning 2-bedroom, 2-bathroom residence located in the prestigious Angelico Lifestyle Apartments in Protaras, Cyprus. Set within a sophisticated complex of six blocks featuring 64 apartments, this unit offers breathtaking sea views and a serene environment, perfect for both permanent residence and holiday enjoyment.

This spacious 80 m<sup>2</sup> apartment boasts contemporary design with a bohemian minimalist flair, highlighted by clear-cut architectural lines and the finest quality materials. Residents enjoy ample natural light, generous covered balconies, and access to private ...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area **80**  
Floor Number **0**  
Total Number of Floors **3**

Reference Number **26279**  
Property type **Apartment**  
Condition **Under Construction**  
Construction Year **2026**  
Bathrooms **2**

#### Amenities

#### Location

Region: **Nicosia**  
Coordinates: **35.05509 / 33.98859**

## Price: €243 000 + VAT

VAT for this property is **€12,150** or **€46,170**. 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>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 038.00/m<sup>2</sup></b>		

## Price change history

€243 000 on May 30, 2025



