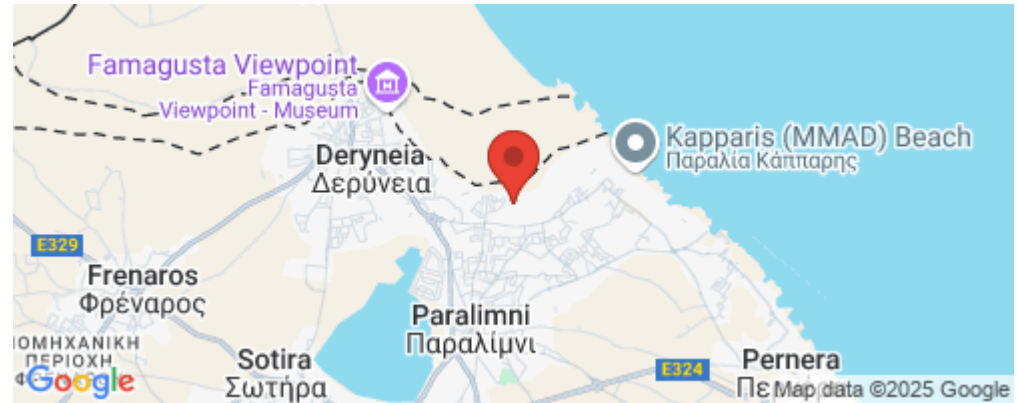


## 2 Bedroom Apartment for Sale in Nicosia District

### ANGELICO APARTMENT A301



Discover the exceptional lifestyle offered by Angelico Lifestyle Apartments, situated in the vibrant area of Protaras, Cyprus. This stunning 2-bedroom, 2-bathroom apartment is part of an exclusive development consisting of six blocks with a total of 64 private residences, designed to blend privacy with community living.

Located on the 3rd floor, Apartment A301 boasts a spacious 81 m<sup>2</sup> layout, complemented by modern finishes and thoughtful design that emphasize comfort and style. Residents enjoy unobstructed sea views of Famagusta and Kapparis, capturing the breathtaking beauty of the Mediterranean coastline.

This apartment includes a dedicate...

#### Property Info

#### Plot / Area Info

Covered Area	<b>81</b>
Floor Number	<b>0</b>
Total Number of Floors	<b>3</b>

#### Additional info

Reference Number	<b>26267</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

**Location**

Region: **Nicosia**

Coordinates: **35.05509 / 33.98859**

Price: €267 000 + VAT

VAT for this property is €13,350 or €50,730. 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	Excluded	Title transfer fee	None	Common expenses	None
Title deed	Has Title	Price per SQM	€3 296.00/m²		

Price change history

€267 000 on May 30, 2025











