

## 2 Bedroom Apartment for Sale in Aglantzia, Nicosia District

Located in one of Nicosia's most sought-after neighborhoods, this beautifully designed 2-bedroom apartment is part of an exclusive, low-rise residential building with only two floors. The project combines elegant architecture with high-end finishes, offering a comfortable and contemporary lifestyle ideal for families and professionals alike.

With its strategic location just 200 meters from the Franco Cypriot School, and fast access to public services, the apartment provides both convenience and quality living in a peaceful urban setting.

### Key Features:

- 2 spacious bedrooms
- High-end residential project with modern design
- Two-floor bou...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>106</b>			Reference Number	<b>6825</b>
Covered Veranda	<b>24</b>			Property type	<b>Apartment</b>
Floor Number	<b>1</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>2</b>			Bathrooms	<b>3</b>
Energy Efficiency	<b>A</b>				

Amenities	Location	
• Parking	<b>Location:</b> Aglantzia <b>Coordinates:</b> 35.14212548634 / 33.377323133474	Region: <b>Nicosia</b>

## Price: €315 000 + VAT

VAT for this property is **€15,750** or **€59,850**. 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 Price per SQM	<b>None</b> <b>€2 972.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

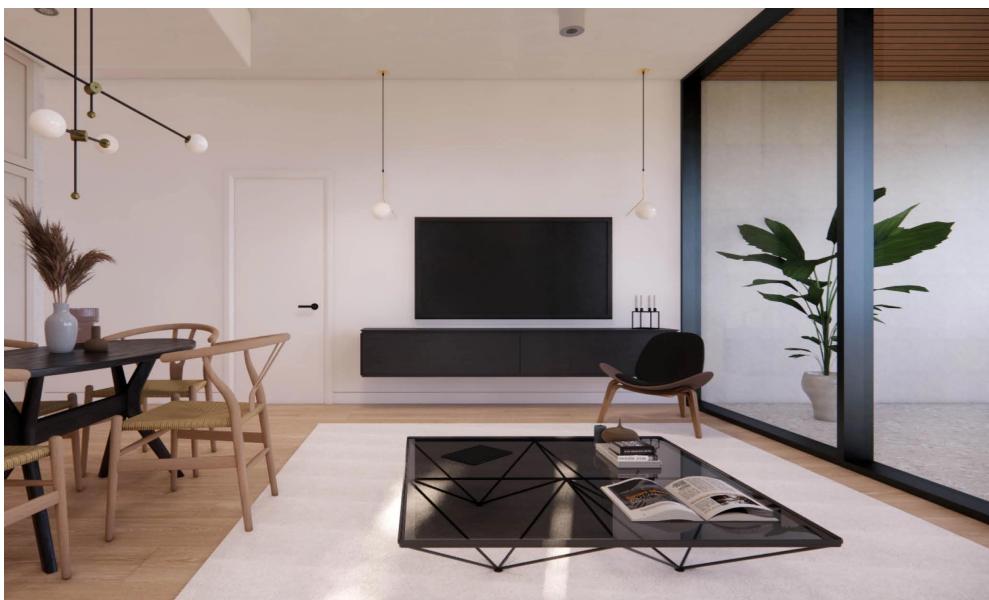
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€345 000 on Jun 12, 2025

€315 000 on Jan 9, 2026





1<sup>ST</sup>  
FLOOR

101 ➔  
2 Bedrooms  
3 Bathrooms  
82 SQM Internal Area  
24 SQM Covered Veranda  
6 SQM Planter



102 ➔  
2 Bedrooms  
3 Bathrooms  
85 SQM Internal Area  
25 SQM Covered Veranda  
9 SQM Planter