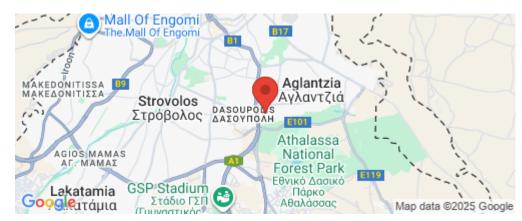


## 2 Bedroom Apartment for Sale in Aglantzia, Nicosia District

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 I	nfo	Additional info	
Covered Area	110			Reference Number Property type	6826
Covered Veranda	25				Apartment
Floor Number	1	Parking	Covered, Yes		
Total Number of Floors	2			Condition	Under Construction
Energy Efficiency	Δ			Bathrooms	3

Amenities Location



• Parking Location: Aglantzia

Coordinates: **35.14212548634** / **33.377323133474** 

Region: **Nicosia** 



Price: €335 000 + VAT

VAT for this property is €16,750 or €63,650. 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
		Price per SQM	€3 045.00/m <sup>2</sup>		None

## **Representative: RealDeal Estates**

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

## **Price change history**

€335 000 on Jun 12, 2025















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



2 Bedrooms
3 Bathrooms
85 SQM Internal Area
25 SQM Covered Veranda