

## 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

Covered Area	<b>110</b>
Covered Veranda	<b>25</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>6826</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Aglantzia

Region: **Nicosia**

Coordinates: **35.14212548634 / 33.377323133474**

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 045.00/m²</b>		

## 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>
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## Price change history

€335 000 on Jun 12, 2025







## 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