

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

Situated in the prestigious residential neighborhood of Platy, this beautifully designed 2-bedroom penthouse offers modern living in a boutique two-storey building. Combining elegant architecture with premium finishes, this home is ideal for families and professionals seeking comfort, style, and privacy. 

The apartment features a spacious uncovered roof terrace, perfect for outdoor relaxation, entertaining, or enjoying open city views. Additionally, it includes a private roof storage room, providing practical space for long-term organization.

Located just 200 meters from the Franco Cypriot School, this penthouse offers an unbeatable location with quick access to public servic...

### Property Info

Covered Area	<b>102</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>5</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>6828</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>4</b>

### Amenities

- Roof Garden

### Location

**Location:** Aglantzia Region: **Nicosia**  
**Coordinates:** **35.14212548634 / 33.377323133474**

## Price: €395 000 + VAT

VAT for this property is **€19,750** or **€75,050**. 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>€3 873.00/m<sup>2</sup></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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€405 000 on Jun 12, 2025

€395 000 on Jan 9, 2026





## R<sup>OO</sup>F FLOOR

**201** ▶  
36 SQM Uncovered Roof Terrace  
14 SQM Roof Storage & Bathroom



◀ **202**  
42 SQM Uncovered Roof Terrace  
13 SQM Roof Storage & Bathroom