

## 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...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>105</b>				
Covered Veranda	<b>20</b>			Reference Number	<b>6829</b>
Uncovered Veranda	<b>5</b>			Property type	<b>Apartment</b>
Floor Number	<b>2</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>2</b>			Bathrooms	<b>4</b>
Energy Efficiency	<b>A</b>				

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

## 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 Price per SQM	<b>None</b> <b>€3 762.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

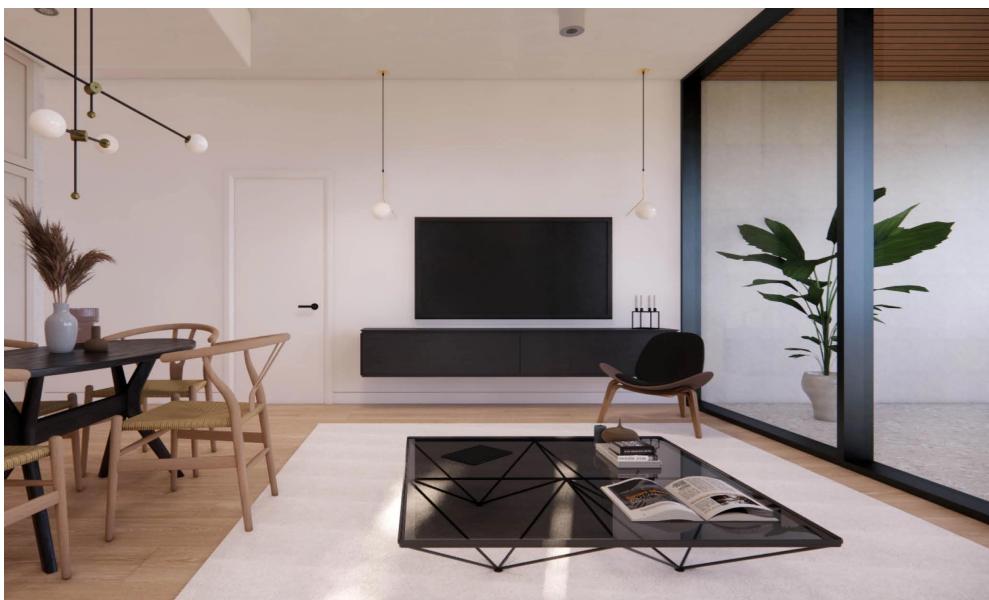
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€397 000 on Jun 12, 2025

€395 000 on Jan 9, 2026





R<sup>OOF</sup>  
FLOOR

201 ►  
36 SQM Uncovered Roof Terrace  
14 SQM Roof Storage & Bathroom



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