

## 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		Plot / Area Info		Additional info	
Covered Area	105	Parking	Covered, Yes	Reference Number	6829
Covered Veranda	20			Property type	Apartment
Uncovered Veranda	5			Condition	Under Construction
Floor Number	2			Bathrooms	4
Total Number of Floors	2				
Energy Efficiency	A				
Amenities		Location			
• Roof Garden		Location: Aglantzia		Region: Nicosia	
		Coordinates: 35.14212548634 / 33.377323133474			

## Price: €397 000 + VAT

VAT for this property is **€19,850** or **€75,430**. 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>€3 781.00/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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€397 000 on Jun 12, 2025



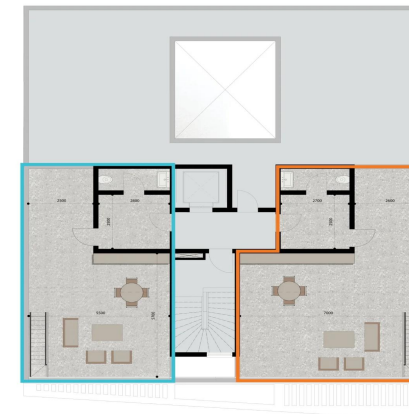






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**201** ▶  
36 SQM Uncovered Roof Terrace  
14 SQM Roof Storage & Bathroom



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