

## 2 Bedroom Apartment for Sale in Agios Dometios, Nicosia District

### 2-Bedroom Apartment – Functional and Stylish Living

The two-bedroom apartment offers generous living space suitable for professionals, couples, or small families. The spacious open-plan layout allows for easy interaction between the kitchen, dining, and living areas, all leading onto a large covered veranda—ideal for entertaining guests or enjoying alfresco meals.

Both bedrooms are generously sized, each featuring built-in wardrobes. The apartment includes a family bathroom finished to a high standard, and select layouts include a guest WC for added convenience.

Key features:

Covered parking and private storage room  
Energy-efficient materials and const...

#### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>80</b> |
| Covered Veranda        | <b>5</b>  |
| Uncovered Veranda      | <b>9</b>  |
| Floor Number           | <b>2</b>  |
| Total Number of Floors | <b>4</b>  |

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>238066</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>1</b>                  |

#### Amenities

- Parking

#### Location

**Location:** Agios Dometios Region: **Nicosia**

## Price: €200 000 + VAT

VAT for this property is **€10,000** or **€38,000**. 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>€2 500.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
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## Price change history

€200 000 on Jul 17, 2025

