

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

2-Bedroom Apartment – Practical City Comfort

Ideal for small families, roommates, or investors, the two-bedroom apartments provide a functional open-plan layout with access to a generous covered veranda, perfect for al fresco dining or relaxation.

Two spacious bedrooms with large wardrobes

Modern bathroom and optional guest WC

Private covered parking and storage

Prime location near University of Cyprus and Lidl Aglantzia

Easy access to supermarkets, schools, and major road networks

Contemporary architectural style

Energy-efficient design

Covered parking spaces and private storage rooms

Excellent rental income potential

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### Property Info

Covered Area	<b>93</b>
Covered Veranda	<b>23</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>238148</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Aglantzia Region: **Nicosia**

**Price: €240 000 + VAT**

VAT for this property is **€12,000** or **€45,600**. 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>€2 581.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€240 000 on Jul 20, 2025

