

## 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	Plot / Area Info	Additional info	
Covered Area	<b>96</b>	Reference Number	<b>238150</b>
Covered Veranda	<b>21</b>	Property type	<b>Apartment</b>
Floor Number	<b>3</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>3</b>	Construction Year	<b>2026</b>
		Bathrooms	<b>2</b>
Amenities	Location		
• Parking	<b>Location:</b> Aglantzia Region: <b>Nicosia</b>		

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>€2 552.00/m<sup>2</sup></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

€245 000 on Jul 20, 2025

