

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

Nestled in one of the most beautiful areas of Nicosia, this modern two-bedroom apartment offers quick access to the city centre and the highway, combining convenience with a serene residential setting. Located in an exclusive two-storey building of just four luxury residences, it boasts an A-class energy efficiency rating, ensuring both comfort and sustainability.



The apartment features bright, spacious interiors, large bedrooms, and generous verandas that enhance indoor-outdoor living. Designed with modern lifestyles in mind, it delivers a perfect blend of style, practicality, and eco-conscious construction.

### Key Features:

- Expansive terraces and large energy-ef...

Property Info		Plot / Area Info	Additional info	
Covered Area	109		Reference Number	8513
Covered Veranda	16		Property type	Apartment
Floor Number	1		Condition	Under Construction
Total Number of Floors	2		Bathrooms	2
Energy Efficiency	A			
Heating	Underfloor Heating, Yes			
Air Conditioning	All rooms, Yes			
Amenities	Location			



- Elevator

**Location:** Aglantzia

Region: **Nicosia**

Coordinates: **35.150828091094 / 33.382065296173**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. 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>€3 028.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€330 000 on Aug 14, 2025

