

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

For sale: Modern penthouse apartment under construction in Lykavitos , offering a comfortable internal space of 75 m2. This bright and stylish home features 2 bedrooms and 2 bathrooms, perfect for couples, small families, or professionals looking for extra space. The apartment is part of a newly built complex with a convenient elevator, ensuring easy access to the top floor. ✖

Designed to the highest standards, this apartment has an Energy Efficiency rating of A, which will help keep your living costs low and your home comfortable year-round. The apartment is unfurnished, giving you the freedom to create your own personalized space when you move in.

Lykavitos is a well-estab...

### Property Info

Covered Area  
Heating  
Air Conditioning

**75**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **27649**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Elevator

### Location

**Location:** Aglantzia                      Region: **Nicosia**  
**Coordinates: 35.16522 / 33.37163**

## Price: €304 000 + VAT

VAT for this property is **€15,200** or **€57,760**. 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>€4 053.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€304 000 on Aug 29, 2025

