

## 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. X

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	Plot / Area Info	Additional info
Covered Area	<b>75</b>	Reference Number
Heating	<b>Central Heating, Yes</b>	Property type
Air Conditioning	<b>All rooms, Yes</b>	Condition
		Bathrooms
		<b>27649</b>
		<b>Apartment</b>
		<b>Brand New</b>
		<b>2</b>
Amenities	Location	
• Elevator	<b>Location:</b> Aglantzia <b>Coordinates:</b> <b>35.16522 / 33.37163</b>	Region: <b>Nicosia</b>

## 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 Price per SQM	<b>None</b> <b>€4 053.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kazo Real Estate

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License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€304 000 on Aug 29, 2025

