

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

This stylish residence is ideally located near the centre of the Cyprus capital. Constructed over 4 levels, this building enjoys abundant natural light  and a layout designed for easy living and entertaining. The building is located within a short distance from schools, business centres and shops, with easy access to all the areas of the city. The development includes spacious apartments with large interior spaces, bedrooms, balconies, parking spaces and storerooms. The Project has EPC certificate with "A" Energy Efficiency Rating.

### Property Info      Plot / Area Info

Covered Area **99**

Covered Veranda **16**

### Additional info

Reference Number **S415-201**

Property type **Apartment**

Condition **Pre-Owned**

### Amenities      Location

**Location:** Aglantzia      Region: **Nicosia**  
Coordinates: **35.1523 / 33.3904**

## 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>~€8 760.00</b> <b>€3 071.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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## Price change history

€304 000 on Sep 16, 2025

