


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

This elegant two-bedroom apartment, situated on the second floor of a contemporary residential complex in Nicosia, offers the perfect combination of style, comfort, and investment potential. Designed for modern urban living, it is ideal for those seeking a refined home or a high-yield rental opportunity. 

The apartment features a spacious and light-filled living room, seamlessly connected to the dining area and a beautifully designed kitchen. Two cozy bedrooms with built-in wardrobes provide comfort and functionality, while high-quality finishes enhance the overall aesthetic. A private veranda extends from the living area, offering a charming outdoor space for morning coffee or relax...

### Property Info

Covered Area	<b>110</b>
Covered Veranda	<b>22</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>5</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>11111</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Aglantzia      Region: **Nicosia**  
**Coordinates:** **35.152398 / 33.376762**

## 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>€3 000.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€330 000 on Oct 8, 2025

