

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

Perched on the third floor of a modern residential complex, this sophisticated 2 bedroom apartment in Nicosia redefines urban comfort and elegance. Offering a seamless blend of contemporary design and practicality, it is an exceptional choice for both personal residence and investment. ✖

The thoughtfully designed interiors feature a sunlit living room, a stylish dining area, and a refined kitchen with modern finishes. The two well-appointed bedrooms include built-in wardrobes, ensuring ample storage, while the use of high-end materials throughout the apartment creates a warm and inviting atmosphere. A private veranda serves as the perfect retreat for unwinding in the fresh air, whethe...

### Property Info

Covered Area **110**  
 Covered Veranda **22**  
 Floor Number **3**  
 Total Number of Floors **5**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **11112**  
 Property type **Apartment**  
 Condition **Brand New**  
 Construction Year **2025**  
 Bathrooms **2**

### Amenities

- Parking

### Location

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

## Price: €335 000 + VAT

VAT for this property is **€16,750** or **€63,650**. 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>€3 045.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€335 000 on Oct 8, 2025







