

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

This sophisticated two-bedroom apartment, located on the third floor of a contemporary residential complex, offers the perfect blend of style, comfort, and investment potential. Designed for modern urban living, it combines refined aesthetics with everyday practicality.

The bright and airy living area seamlessly flows into a dining space and a beautifully designed kitchen, creating a welcoming environment. Two cozy bedrooms with built-in wardrobes ensure maximum comfort, while premium finishes elevate the home's elegant appeal. A spacious veranda extends from the living room, offering a delightful outdoor retreat for relaxation.

Residents of this secure gated community benef...



### Property Info

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

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number	<b>11589</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: €340 000 + VAT

VAT for this property is **€17,000** or **€64,600**. 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>€3 091.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€340 000 on Oct 8, 2025







