


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

This two-bedroom apartment on the second floor of a brand-new residential development offers an exceptional combination of comfort, style, and investment potential. Its prime location provides both privacy and easy access to the city's vibrant lifestyle. 

The open-plan living area, seamlessly connected to a modern kitchen and dining space, enhances the feeling of light and openness. Both bedrooms feature built-in wardrobes, while the interiors are finished in soft, sophisticated tones. The covered veranda creates an inviting outdoor retreat for any time of day.

Residents of this secure gated complex enjoy private parking, personal storage space, and a well-maintained environm...

### 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>11591</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: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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>€2 682.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€330 000 on Oct 8, 2025  
 €295 000 on Oct 16, 2025

