

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

This modern apartment offers a total area of 79 m<sup>2</sup> and is located on the 1st floor of a contemporary residential building currently under construction. Designed with functionality and comfort in mind, it features a well-planned layout with bright living spaces and high-quality finishes.

The property includes covered parking and is ideal for those seeking a new home or investment in one of Nicosia's most desirable residential areas.

Located close to universities, shops, and all essential amenities, this apartment offers modern city living in a quiet and convenient neighborhood.

A great opportunity for those seeking an affordable home or investment in a central and a...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>79</b>			Reference Number	<b>240551</b>
Floor Number	<b>1</b>			Property type	<b>Apartment</b>
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Air Conditioning	<b>All rooms, Yes</b>			Construction Year	<b>2026</b>
				Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Aglantzia Region: **Nicosia**

## Price: €200 000 + VAT

VAT for this property is **€10,000** or **€38,000**. 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>€2 532.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€200 000 on Nov 8, 2025

