

## 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

Covered Area **79**  
 Floor Number **1**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **240551**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **2**

### 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/m²</b>		

## Representative: MySpace

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## Price change history

€200 000 on Nov 8, 2025

