

## 2 Bedroom Apartment for Sale in Nicosia - Agios Andreas

- 2 Bedrooms
- 2 W/C
- Internal Area 90m2
- Covered Veranda 25m2
- Parking
- Thermal Insulation
- Underfloor Heating
- Storage
- Solar Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area	<b>90</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>15713</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

**Location:** Nicosia - Agios Andreas      Region: **Nicosia**  
**Coordinates:** **35.17442619097 / 33.348905480944**

**Price: €325 000 + VAT**

VAT for this property is **€16,250** or **€61,750**. 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>€3 611.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
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**Price change history**

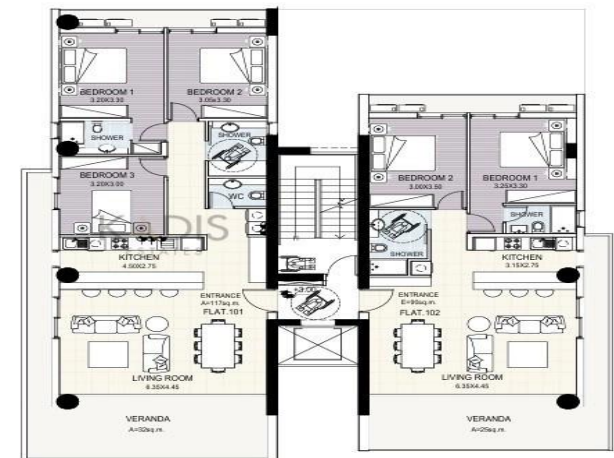
€325 000 on Dec 11, 2025



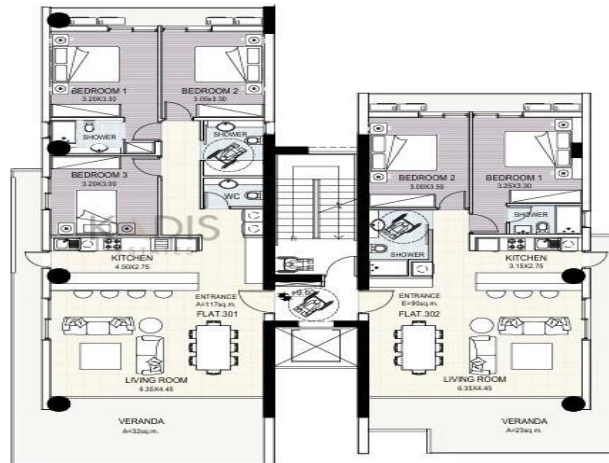




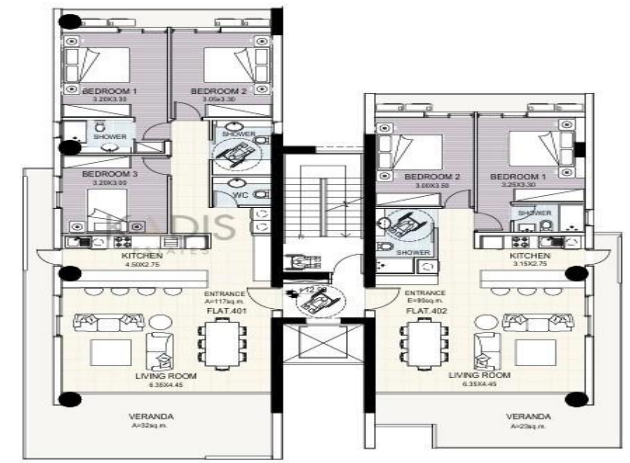
GROUND FLOOR PLAN



1st FLOOR PLAN



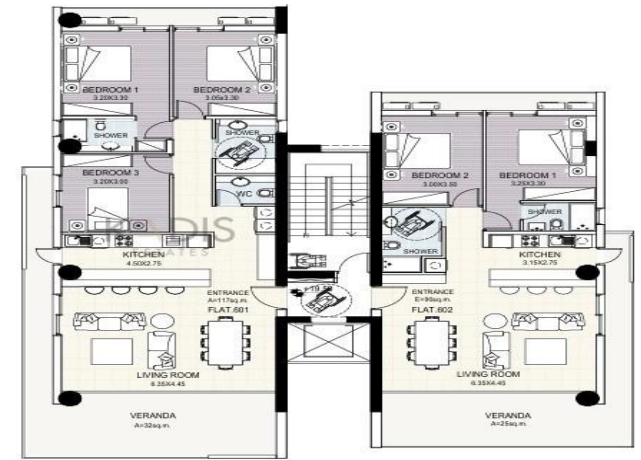
3rd FLOOR PLAN



4th FLOOR PLAN



5th FLOOR PLAN



6th FLOOR PLAN