

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

- 2 bedrooms
- 2 W/C
- Internal Area 90m<sup>2</sup>
- Covered Verandas 25m<sup>2</sup>
- Covered Parking
- Underfloor Heating
- Storage
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

### Plot / Area Info

### Additional info

Covered Area **90**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Parking **Covered, Yes**

Reference Number **16285**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

### Location

- Elevator

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

Region: **Nicosia**

## Price: €354 000 + VAT

VAT for this property is **€17,700** or **€67,260**. 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>€3 933.00/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>
Phone: <b>+35722344842</b>			

## Price change history

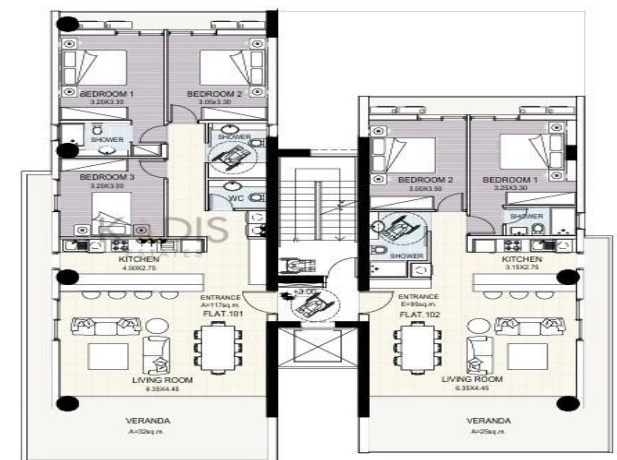
€335 000 on Jan 15, 2026

€354 000 on Feb 5, 2026

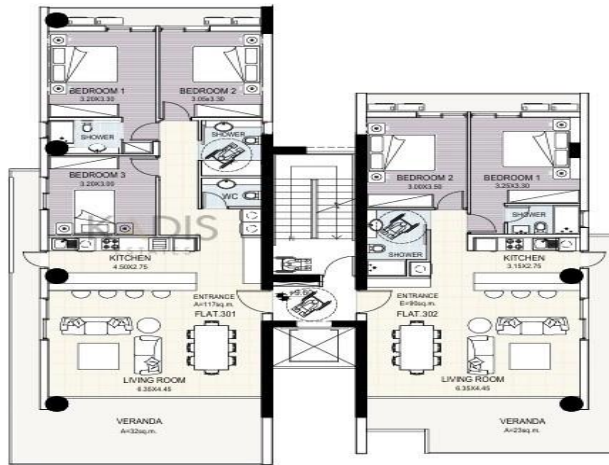




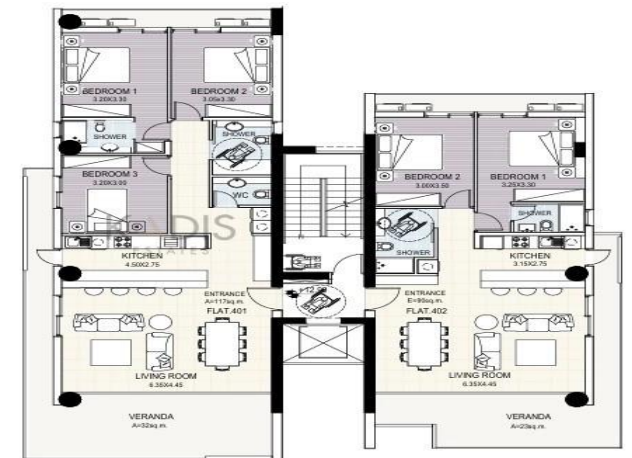
GROUND FLOOR PLAN



1st FLOOR PLAN



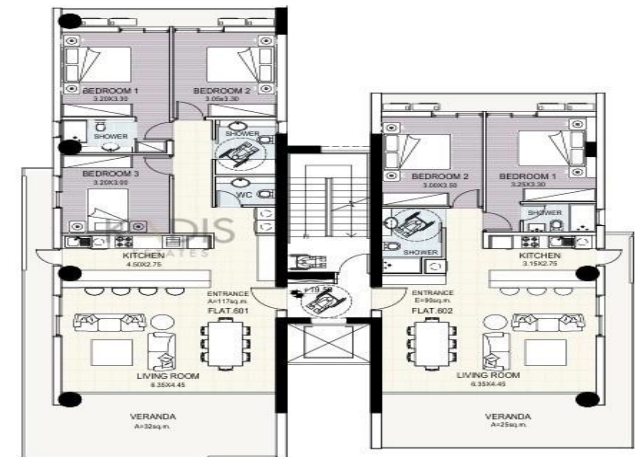
3rd FLOOR PLAN



4th FLOOR PLAN



5th FLOOR PLAN



6th FLOOR PLAN