

2 Bedroom Apartment for Sale in Nicosia - Agios Andreas

This elegant 2-bedroom apartment is part of a modern residential building in the prestigious area of Agios Andreas, Nicosia, offering refined city living in one of the capital's most desirable neighborhoods.

The apartment features 83 m² of internal living space, thoughtfully designed with a bright open-plan kitchen, dining, and living area that flows seamlessly onto a 17 m² covered veranda, ideal for outdoor relaxation. An additional 4 m² uncovered area further enhances the outdoor experience. The property also includes 8 m² of communal areas, bringing the total covered area to 108 m².

Both bedrooms are well-proportioned and designed for comfort, complemented by moder...

Property Info

Covered Area	117
Covered Veranda	18
Floor Number	1
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number	242420
Property type	Apartment
Construction Year	2027
Bathrooms	2

Amenities

- Parking

Location

Location: Nicosia - Agios Andreas Region: **Nicosia**

Price: €324 000 + VAT

VAT for this property is **€16,200** or **€61,560**. 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	Excluded	Title transfer fee	~€9 560.00	Common expenses	None
		Price per SQM	€2 769.00/m²		

Representative: MySpace

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Price change history

€324 000 on Feb 12, 2026



