

## 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 m<sup>2</sup> of internal living space, thoughtfully designed with a bright open-plan kitchen, dining, and living area that flows seamlessly onto a 17 m<sup>2</sup> covered veranda, ideal for outdoor relaxation. An additional 4 m<sup>2</sup> uncovered area further enhances the outdoor experience. The property also includes 8 m<sup>2</sup> of communal areas, bringing the total covered area to 108 m<sup>2</sup>.

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

### Property Info

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

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>242420</b>
Property type	<b>Apartment</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€9 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 769.00/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>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

**Price change history**

€324 000 on Feb 12, 2026



