

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

Apartment for sale in the area of Agios Andreas, Nicosia, located in the very center of the city. The unique location on the border of the linear park of Pedios and in close proximity to the historical center of the old town and the central shopping area makes the property especially attractive for connoisseurs of urban life. The apartment is equipped with a underfloor heating system using a modern heat pump and intelligent digital thermostats, as well as a full-fledged air conditioning system of the latest generation with inverter technology and high energy efficiency. The interior is complemented by luxurious Pedini (Fabrica) Italian kitchens, high-quality electric external blinds and pre...

### Property Info

Covered Area **103**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **203188**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Bathrooms **2**

### Amenities

### Location

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

## Price: €339 000 + VAT

VAT for this property is **€16,950** or **€64,410**. 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>€3 291.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€339 000 on Mar 13, 2026



