

# 1 Bedroom Apartment for Sale in Aglantzia, Nicosia District

Live in one of Nicosia's most privileged locations.

A location that truly has it all: Just a few steps from Aglantzia Academy Park – perfect for walks and relaxation Direct access to Limassol Avenue and the highway Only minutes away from Nicosia's Old Town and Stasikratous Street for coffee, shopping, and nightlife Close to "Skali" Amphitheatre Aglantzia for cultural events Within short distance of the University of Cyprus Surrounded by cafés, restaurants, and shops along Aglantzia Avenue Combines the tranquility of a neighborhood with immediate access to the city center — an ideal choice for students, professionals, or families.



### Property Info

Covered Area	<b>56.79</b>
Covered Veranda	<b>7.12</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>No</b>
Parking	<b>Covered, Yes</b>

### Additional info

Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>
View	<b>City view</b>

### Amenities

- Air Conditioning
- Balcony
- Elevator
- Parking

### Location

**Location:** Aglantzia                      Region: **Nicosia**  
**Coordinates:** **35.15678 / 33.38678**

## Price: €160 000 + VAT

VAT for this property is **€8,000** or **€30,400**. 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>€2 857.00/m<sup>2</sup></b>		

## Price change history

€160 000 on Mar 23, 2026



