


## 2 Bedroom Apartment for Sale in Agioi Omologites, Nicosia District

M8 by Blu Homes is a modern residential development in the prime Agioi Omologites area of Nicosia, offering exclusive urban living in one of the city's most sought-after neighborhoods. 

The project is currently under construction and features only 8 carefully designed apartments, with 2 units on each floor to ensure privacy and comfort. The fourth-floor apartments are especially exclusive, offering private roof gardens that provide a unique outdoor living experience.

Each residence is designed with contemporary architecture, high-quality finishes, and Energy Efficiency Class A, combining modern style with sustainability and reduced energy costs.

With its prime locati...

### Property Info

Covered Area	<b>102.96</b>
Covered Veranda	<b>21.75</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</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>2</b>
View	<b>City view</b>

### Amenities

- Air Conditioning
- Balcony
- Elevator
- Parking
- Storage room

### Location

**Location:** Agioi Omologites      Region: **Nicosia**  
 Coordinates: **35.15595 / 33.3564**

## Price: €280 000 + VAT

VAT for this property is **€14,000** or **€53,200**. 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>€2 745.00/m<sup>2</sup></b>		

## Price change history

€280 000 on Apr 6, 2026

