

## 3 Bedroom Apartment for Rent in Nicosia District

An exceptional opportunity to rent a luxurious three-bedroom apartment in one of the most prestigious and serene neighborhoods of Plati Aglantzias.



### Key Features:

- Whole-floor apartment offering privacy and elegance
- Spacious veranda with unobstructed front views
- Private swimming pool (10m x 4m) at the back, nestled in a lush mature garden
- Offered fully furnished with high-end branded furniture
- Stylish entrance and high aesthetic interior design
- Located in a quiet building and neighborhood
- Fireplace for cozy evenings
- Photovoltaic system (5kW) for energy efficiency
- Underfloor heating throughout

**Property Info**

Covered Area **265**  
Heating **Underfloor Heating, Yes**  
Air Conditioning **All rooms, Yes**

**Plot / Area Info**

Pool **Yes**  
Parking **Covered, Yes**

**Additional info**

Reference Number **53689**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **2**  
View **City view**

**Amenities**

- Guest WC

**Location**

Region: **Nicosia**  
Coordinates: **35.151943608335 / 33.392626086912**

## Price: €3 800 + VAT

VAT for this property is **€421** or **€722**. 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>~€57.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€14.00/m²</b>		

## Representative: MPA Property

Registration number	<b>665</b>	Email	<b>sales@mpaproperty.com</b>
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## Price change history

€3 800 on Jun 11, 2025

































