

## 4 Bedroom House for Sale in Aglantzia, Nicosia District

Luxury two storey detached house in Aglantzia Nicosia The ground floor consists of a kitchen hall large living room dining room with fireplace office and wc. The first floor consists of four bedrooms the master is en suite and a bathroom with wc. Outside there is a yard BBQ swimming pool and two covered parking. There is central heating and it is fully air conditioned. The property lies within Planning Zone Kα4 with a maximum building ratio of 120 coverage ratio of 50 on 3 floors and maximum height 13 50m. Πολυτελής διώροφη μονοκατοικία στην Αγλαντζιά Λευκωσίας Το ισόγειο αποτελείται από κουζίνα χωλ μεγ...

### Property Info

Covered Area	<b>352</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>C</b>

### Plot / Area Info

Plot area	<b>809</b>
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### Additional info

Reference Number	<b>VL23969</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Balcony

### Location

**Location:** Aglantzia Region: **Nicosia**

## Price: €656 250 + VAT

VAT for this property is **€85,536** or **€124,688**. 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>€1 864.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€656 250 on Nov 1, 2023



