

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

A house for sale in Aglantzia in a quiet and privileged area near the University of Cyprus and the Skali amphitheater. It consists of 220 square meters of interior space a 20 square meter covered terrace uncovered terraces and a small garden. On the ground floor there is an entrance hall a living room a dining room an independent kitchen and a guest toilet. On the first floor there is a lounge 3 bedrooms 1 bathroom and 1 en suite shower room in the master bedroom. On the second floor there is an office and a playroom which can also be used as bedrooms. The house has oil central heating air conditioners in the bedrooms storage room grill traditional oven as well as two covered parking spac...

#### Property Info

Covered Area	<b>220</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>C</b>

#### Plot / Area Info

Plot area **312**

#### Additional info

Reference Number	<b>VL20632</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

#### Amenities

- Balcony

#### Location

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

## Price: €275 000 + VAT

VAT for this property is **€26,000** or **€52,250**. 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>€1 250.00/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>
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## Price change history

€275 000 on Nov 3, 2023



