

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

This beautiful elegant House is situated in Aglantzia this home is adjacent to athallasas park and offers 4 bedrooms 4 baths with a great open and spacious floor plan and tons of natural light through its high ceilings. As you enter this charming home through the courtyard you will notice the spacious living room and dining area provide the perfect space for gatherings. On the ground floor there is also an office room and a guest toilet. A separate kitchen with TV area fireplace and lift overlooks the backyard s tranquil serene views with no neighbors behind which makes this the perfect peaceful environment to relax in. Upstairs you will find the play area 3 spacious sized bedrooms includin...

### Property Info

Covered Area	<b>400</b>
Energy Efficiency	<b>B</b>

### Plot / Area Info

Plot area	<b>710</b>
-----------	------------

### Additional info

Reference Number	<b>VL18908</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

- Balcony

### Location

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

## Price: €1 600 000 + VAT

VAT for this property is **€220,000** or **€304,000**. 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>€4 000.00/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

€1 500 000 on Nov 4, 2023  
€1 600 000 on May 11, 2024



