

## 2 Bedroom Apartment for Sale in Aglantzia, Nicosia District

- ✓2 bedrooms
- ✓2 W/C
- ✓Internal Area 90m2
- ✓Covered Verandas 25m2
- ✓Modern Architecture
- ✓A/C Split System
- ✓Underfloor heating
- ✓Photovoltaic Panels
- ✓Provisions for Smart Apartment
- ✓Large communal landscaped garden
- ✓Storerooms
- ✓Security alarm system provisions
- ✓Italian kitchen
- ✓Electrically shutters
- ✓Automated light system
- ✓Electric cars' charging
- ✓Electrically operated control gate
- ✓Photovoltaic panels for common areas
- ✓Video entry phone controlled entrance doors
- ✓Walking distance t...



### Property Info

Covered Area	<b>90</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>2233</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

### Location



- Balcony

**Location:** Aglantzia

Region: **Nicosia**

Coordinates: **35.150298792187 / 33.37555570741**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €325 000 + VAT

VAT for this property is **€16,250** or **€61,750**. 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>~€9 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 611.00/m²</b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

## Price change history

€320 000 on Jan 18, 2024  
€325 000 on Dec 24, 2024

