

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

- 3 bedrooms
- 2 W/C
- Internal Area 123m<sup>2</sup>
- Covered Veranda 19m<sup>2</sup>
- Covered Parking
- Storage
- Energy Efficiency "A"



| Property Info   |                                | Plot / Area Info           |                     | Additional info        |                  |
|---|--------------------------------|----------------------------|---------------------|------------------------|------------------|
| Covered Area  | <b>123</b>                     |                            |                     | Reference Number       | <b>3633</b>      |
| Heating   | <b>Underfloor Heating, Yes</b> | Parking                    | <b>Covered, Yes</b> | Property type          | <b>Apartment</b> |
| Air Conditioning                                      | <b>All rooms, Yes</b>          |                            |                     | Condition              | <b>Brand New</b> |
| <b>Amenities</b>                                      |                                | <b>Location</b>            |                     | Bathrooms              |                  |
| • Elevator  |                                | <b>Location:</b> Aglantzia |                     | Region: <b>Nicosia</b> |                  |
| Coordinates: <b>35.148277529523 / 33.398888144458</b> |                                |                            |                     |                        |                  |

## Price: €340 000 + VAT

VAT for this property is **€17,000** or **€64,600**. 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<br>Price per SQM | <b>None</b><br><b>€2 764.00/m<sup>2</sup></b> | Common expenses | <b>None</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: <b>+35722344842</b> |             |            |                          |

## Price change history

€340 000 on Jan 24, 2024

€330 000 on Jan 22, 2025

€340 000 on Oct 8, 2025

