

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

An astonishing 5 bedroom Villa located in Aglantzia area, Nicosia. This huge Villa except for its unique architecture also has a great location! It is right next to the Athalassa forest, the lungs of Nicosia. The total cover area of the Villa is 456sqm, and it consists of a basement, ground floor, and first floor. On the ground floor, there is a cozy living room with a fireplace, a dining room, kitchen dining room, kitchenette, and formal living room/dining room. Following, the first floor consists of 4 bedrooms, 2 bathrooms, a TV room, and a separate laundry room. Finally, the basement has parking, a storage room, and maid's quarters with a bathroom.

The entrance of the house is ...

### Property Info

Covered Area **456**  
Furnishing **Furnished**

### Plot / Area Info

Plot area **600**  
Pool **Private, Yes**

### Additional info

Reference Number **32283**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **1990 and older**  
Bathrooms **3**

### Amenities

- Pool

### Location

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

## Price: €950 000 + VAT

VAT for this property is **€136,750** or **€180,500**. 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>~€34 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 083.00/m²</b> |                 |             |

## Representative: 1st Class Homes

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number                           | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€950 000 on May 22, 2024







