

## 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>
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## Price change history

€950 000 on May 22, 2024













