

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

- 3 Bedrooms
- 3 W/C
- Internal Area 123.5m<sup>2</sup>
- Covered Verandas 33.3m<sup>2</sup>
- Guest WC
- Covered Parking
- Storage
- Energy Efficiency A
- Photovoltaic Panels



| Property Info    |                                | Plot / Area Info                           |                     | Additional info        |                  |
|------------------|--------------------------------|--|---------------------|------------------------|------------------|
| Covered Area     | <b>124</b>                     |  |                     | Reference Number       | <b>5955</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> |
|                  |                                |  |                     | Bathrooms              | <b>3</b>         |
| Amenities        |                                | Location                                   |                     |                        |                  |
| • Guest WC       |                                | <b>Location:</b> Aglantzia                 |                     | Region: <b>Nicosia</b> |                  |
|                  |                                | Coordinates: <b>35.1498034 / 33.394086</b> |                     |                        |                  |

## Price: €460 000 + VAT

VAT for this property is **€23,000** or **€87,400**. 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>€3 710.00/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

€420 000 on Jun 7, 2024

€435 000 on Jul 16, 2025

€460 000 on Oct 17, 2025



