

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

Reference ID: #SA33330Price details: €520,000 +VATIn one of the most beautiful areas of Nicosia, Aglantzia, with quick access to the city centre and close to all amenities (supermarkets, banks, shops, etc.), this is an ideal 2-floor apartment property consisting only of 4 luxury apartments with energy efficiency A.The apartments have comfortable interiors, spacious bedrooms and large main and auxiliary terraces for maximum functionality. Energy Certificate A ClassUnderfloor heating with coolingheating with LG heat pumpHighly energy-efficient sustainable aluminum systemsInstalled Air Conditioners (split units) in bedrooms and living roomSolar water heatersPhotovoltaic systems with net me...



Property Info	Plot / Area Info
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Covered Area 173
Covered Veranda 35
Uncovered Veranda 40

Floor Number 1 Parking Covered, Yes

Furnishing **Unfurnished** 

Energy Efficiency N/A

Air Conditioning All rooms, Yes

#### **Additional info**

Reference Number
Property type
Condition
Construction Year
Bathrooms

SA33330
Apartment
Under Construction
2025
2

### Amenities Location

• Storage room

Location: Aglantzia
Region: Nicosia

Coordinates: 35.149273379964 / 33.379874094665



Price: €520 000 + VAT

VAT for this property is €35,679 or €98,800. 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	Excluded	Title transfer fee	None	Camman aynansas	None
		Price per SOM	€3 006.00/m <sup>2</sup>	Common expenses	None

## **Representative: Smart Assets**

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

Phone: **+35777000111** 

# **Price change history**

€520 000 on Aug 6, 2024









