

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

Reference ID: #SA33330 Price details: €520,000 +VAT In 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 Class Underfloor heating with cooling-heating with LG heat pump Highly energy-efficient sustainable aluminum systems Installed Air Conditioners (split units) in bedrooms and living room Solar water heaters Photovoltaic systems with net me...



#### Property Info

Covered Area **173**  
 Covered Veranda **35**  
 Uncovered Veranda **40**  
 Floor Number **1**  
 Furnishing **Unfurnished**  
 Energy Efficiency **N/A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **SA33330**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2025**  
 Bathrooms **2**

#### Amenities

- Storage room

#### Location

**Location:** Aglantzia  
 Coordinates: **35.149273379964 / 33.379874094665**

Region: **Nicosia**

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 006.00/m<sup>2</sup></b>		

## Representative: Smart Assets

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## Price change history

€520 000 on Aug 6, 2024

