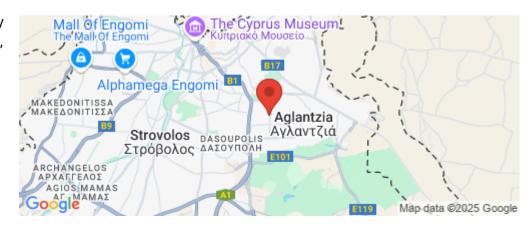


## 2 Bedroom Apartment for Sale in Aglantzia, Nicosia District

Reference ID: #SA35118Price details: €410,000 +VATTwo bedroom luxury penthouse located 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.). 2-storey building (energy efficiency A) with only 4 apartments in total.The apartment has 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 I	nfo	Additional info	
Covered Area	138	Pool Parking	No Covered, Yes	Reference Number Property type	SA35118 Apartment
Covered Veranda Floor Number Energy Efficiency	40 2 A			Condition Construction Year Bathrooms	Under Construction 2026 2

Amenities Location

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

Coordinates: **35.151058799236** / **33.381163946592** 



**Price: €410 000 + VAT** 

VAT for this property is **€20,500** or **€77,900**. 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	e Common ovnoncos None
		Price per SQM <b>€2 9</b>	Common expenses None 71.00/m <sup>2</sup>

## **Representative: Smart Assets**

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

Phone: **+35777000111** 

## **Price change history**

€410 000 on Sep 27, 2024







