

## 4 Bedroom House for Sale in Aglantzia, Nicosia District

The property concerns a two-storey detached house in Aglantzia. It is located 30m from the borders of Athalassas National Park and 220m from Aglantzia's 5th Primary School. It is situated in Aretis street with a frontage of 25m. It also abuts a pedestrian street and a green area with a frontage of 22m.



The house has 4 bedrooms. It has an internal area of 240sqm, 67sqm of covered verandas, located both at the ground and upper floor levels, and 8sqm area of auxiliary area. Externally, there is a garden and garage.

It is built within a plot of 546sqm.

It has a very good accessibility towards the city center and the other areas of greater Nicosia.

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**240**

Parking

**Covered, Yes**

Reference Number

**24443**

Property type

**House**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Aglantzia

Region: **Nicosia**

Coordinates: **35.144373781728 / 33.396859440985**

## Price: €600 000 + VAT

VAT for this property is **€61,500** or **€114,000**. 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>~€20 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 500.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€600 000 on Nov 19, 2024



