

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

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## Price change history

€600 000 on Nov 19, 2024







