

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

Reference ID: #SA35911 Price details: €995,000 A luxurious two storey house with a basement nestled in one of the most desirable areas in Aglantzia, Nicosia. The ground floor consists of an entrance hall, an open plan living / dining room, a guest toilet and a kitchen with a sitting area. The 1st floor consists of 4 bedrooms, of which two are en-suite with a bathroom / shower, toilet and walk in wardrobes, a sitting area and a laundry room. Furthermore, the basement of approximately 217 sq.m. consists of two parking spaces, a guest toilet with a shower, a room and a kitchen. There is a separate title deed for this property. The asset is located approximately 400m northeast to the Police headq...



### Property Info

Covered Area **627**  
Total Number of Floors **3**

### Plot / Area Info

Plot area **547**

### Additional info

Reference Number **SA35911**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **2015**  
Bathrooms **4**

### Amenities

### Location

**Location:** Aglantzia  
**Coordinates:** **35.152880486118 / 33.377776451146**

**Region:** **Nicosia**

## Price: €995 000 + VAT

VAT for this property is **€155,725** or **€189,050**. 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>~€36 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 587.00/m²</b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 100 000 on Jan 24, 2025  
 €995 000 on May 21, 2025







