

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

3-Bedroom Apartment - Spacious Urban Elegance

### General Description

The 3-bedroom apartment embodies sophisticated family living with spacious interiors, panoramic skyline views, and modern architectural flair.

Positioned at the summit of Platy hill in Aglantzia, it provides a serene residential experience just moments from the heart of Nicosia.

Designed for those who value space, comfort, and aesthetics, it offers open-plan living, generous verandas, and abundant natural light, setting a new benchmark for refined city living.

### Layout & Interiors

The residence features a generous open-plan living and dining area, seamlessly connected to a modern kitchen wi...

| Property Info          |            | Plot / Area Info | Additional info   |                           |
|------------------------|------------|------------------|-------------------|---------------------------|
| Covered Area           | <b>160</b> |                  | Reference Number  | <b>234819</b>             |
| Covered Veranda        | <b>25</b>  |                  | Property type     | <b>Apartment</b>          |
| Uncovered Veranda      | <b>8</b>   | Parking          | Condition         | <b>Under Construction</b> |
| Floor Number           | <b>2</b>   |                  | Construction Year | <b>2026</b>               |
| Total Number of Floors | <b>3</b>   |                  | Bathrooms         | <b>2</b>                  |
| Energy Efficiency      | <b>A</b>   |                  |                   |                           |

### Amenities

- Parking

### Location

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

## Price: €449 000 + VAT

VAT for this property is **€26,379** or **€85,310**. 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<br>Price per SQM | <b>None</b><br><b>€2 806.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€449 000 on Feb 11, 2025

