

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

Property Code: 1-971 - Luxurious House for Sale in Aglantzia, Nicosia - Step into elegance with this stunning two-storey residence, perfectly situated in one of Aglantzia's most sought-after neighborhoods. Spanning an impressive 330 sq. m. and set on a generous 547 sq. m. plot, this exquisite home features a harmonious blend of comfort, luxury, and modern functionality—ideal for families seeking an upscale living experience.



Boasting 5 spacious bedrooms, a welcoming living room, and a fully equipped kitchen, this home is designed for both relaxation and entertainment. With 4 bathrooms and 5 WC facilities, convenience is at your fingertips.

Highlights of...

### Property Info

|                   |                     |
|-------------------|---------------------|
| Covered Area      | <b>330</b>          |
| Furnishing        | <b>Unfurnished</b>  |
| Energy Efficiency | <b>B</b>            |
| Air Conditioning  | <b>Partial, Yes</b> |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>1-971</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>4</b>         |

### Amenities

#### Location

**Location:** Aglantzia  
**Coordinates:** **35.151954839049 / 33.382434693289**

Region: **Nicosia**

## Price: €995 000 + VAT

VAT for this property is **€125,732** 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>€3 015.00/m<sup>2</sup></b> |                 |             |

## Representative: Casa Mare

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                                    | <b>849</b>   | Email      | <b>info@casamare.cy</b> |
| License number   | <b>169/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35799614265, +35722496830, +35796494288</b> |              |            |                         |

## Price change history

€995 000 on Mar 11, 2025





