

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

Modern 3-Bedroom penthouse apartment in Aglantzia – Comfort & Style Combined!

Discover your new home in the heart of Aglantzia, Nicosia – a contemporary 2-bedroom apartment designed for modern living.

With a total covered area of 104 m<sup>2</sup>, this spacious unit features:

- \* 3 Bedrooms – including a master bedroom with en-suite bathroom
- \* 1 Main Bathroom
- \* Bright open-plan living, dining & kitchen area
- \* Covered parking space
- \* Private storage room
- \* Roof garden

Ideally located in a peaceful yet central neighborhood, offering easy access to the city center, universities, shops, and all everyday conveniences. Whether you&...

#### Property Info

Covered Area	<b>117</b>
Covered Veranda	<b>17</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Parking	<b>Covered, Yes</b>
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#### Additional info

Reference Number	<b>52814</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

#### Amenities

- Roof Garden

#### Location

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

## Price: €249 000 + VAT

VAT for this property is **€12,450** or **€47,310**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 128.00/m<sup>2</sup></b>		

## Representative: G&P Lazarou Estate Agents

Registration number	<b>701</b>	Email	<b>info@gpazarou.com</b>
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## Price change history

€249 000 on Apr 5, 2025

