

3 Bedroom House for Sale in Aglantzia, Nicosia District

The property under consideration is a three bedroom house located in Aglantzia, Nicosia. The ground floor of the house comprises of a living room, bar, open plan dining-sitting area, kitchen, and a guests' toilet and a storage area. The first floor comprises of three bedrooms (one of which is en-suite with a bathroom), an office and a bathroom. Furthermore the property offers a basement which is being used as a parking area and service room. The asset is located approximately 1.3km from the motorway and approximately 6km from Strovolos Nicosia. The property falls within Zone Kα6, with a building coefficient of 90%, coverage of 50%, and permission for 2 floors (10m) of construc...

Property Info

Plot / Area Info

Additional info

Covered Area

355

Plot area

697

Reference Number

25371

Property type

House

Condition

Pre-Owned

Bathrooms

2

Amenities

Location

Location: Aglantzia

Region: **Nicosia**

Coordinates: **35.154113 / 33.383336**

Price: €670 000 + VAT

VAT for this property is **€87,666** or **€127,300**. 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	Excluded	Title transfer fee	~€23 400.00	Common expenses	None
		Price per SQM	€1 887.00/m²		

Representative: Kazo Real Estate

Registration number	694	Email	info@kazo.com.cy
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Price change history

€675 000 on Apr 9, 2025
 €690 000 on Apr 16, 2025
 €670 000 on Oct 18, 2025



















