

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  
Coordinates: 35.154113 / 33.383336  
Region: Nicosia

## Price: €690 000 + VAT

VAT for this property is **€90,283** or **€131,100**. 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>~€24 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 944.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€675 000 on Apr 9, 2025  
 €690 000 on Apr 16, 2025







































