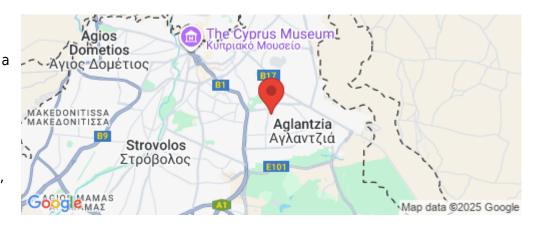


3 Bedroom House for Sale in Aglantzia, Nicosia District

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 $K\alpha6$, with a building coefficient of 90%, coverage of 50%, and permission for 2 floors (10m) of construc...



| Property Info | | Plot / Area Info | | Additional info | |
|----------------------|-----|------------------|-----|------------------|-----------|
| | 355 | Plot area | 697 | Reference Number | 25371 |
| Carranal Anas | | | | Property type | House |
| Covered Area | | | | 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

Price per SQM €1 887.00/m²

Common expenses None

Representative: Kazo Real Estate

Registration number 694 Email info@kazo.com.cy
License number 372/E Legal name N/A

Phone: +35770003020, +35725346402

Price change history

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















4/12



















7/12































