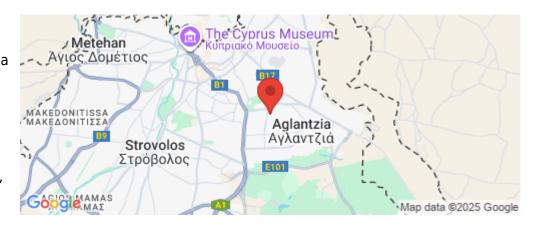


## 3 Bedroom House for Sale in Aglantzia, Nicosia District

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...



<b>Property Info</b>		Plot / Area Info		Additional info	
Covered Area	355	Plot area	697	Reference Number	25371
				Property type	House
				Condition	Pre-Owned
				Bathrooms	2

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Amenities Location

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

Coordinates: 35.154113 / 33.383336



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 Excluded

Title transfer fee ~€24 200.00

Price per SQM €1 944.00/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





























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