

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

“Properties listed with a Reserve Price indicate that the Seller reserves its right to not accept offers below the specified price. All offers must exceed  the Reserve Price. While lower offers may be submitted, they are unlikely to be considered by the Seller.” 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...

#### 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: €555 000 + VAT

VAT for this property is **€72,619** or **€105,450**. 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>~€18 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 563.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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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  
 €555 000 on Mar 4, 2026



















