

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

Modern house in a new residential project located in the area between Pallouriotis and Aglantzia, Nicosia. The project consists of luxurious modern residences designed taking into account the latest architectural trends and the needs of comfortable living. Each house offers ergonomic planning solutions that ensure efficient use of space and high energy efficiency. The house belongs to energy efficiency class A, which ensures 100% energy autonomy due to the installation of a 5 kW photovoltaic system. This makes living as sustainable and economical as possible. The construction uses the highest quality materials, including ceramics worth 35 euros/ m2, aluminum window and door systems Muskita...

### Property Info

Covered Area	<b>270</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>150301</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

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

## Price: €395 000 + VAT

VAT for this property is **€44,328** or **€75,050**. 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>~€12 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 463.00/m²</b>		

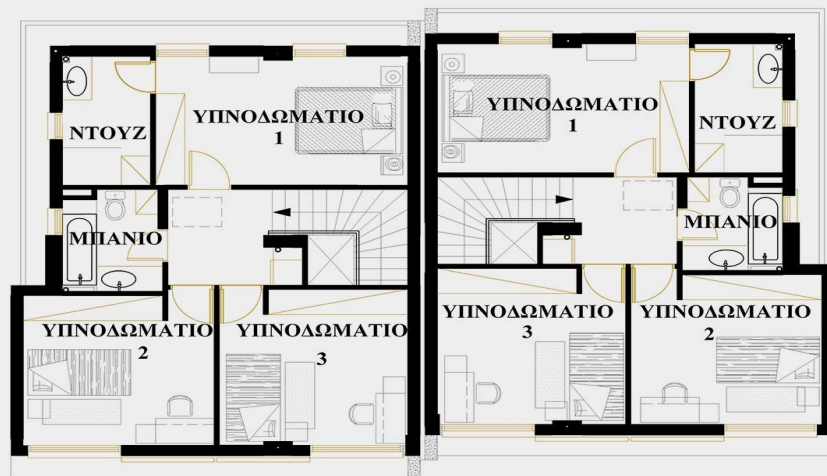
## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

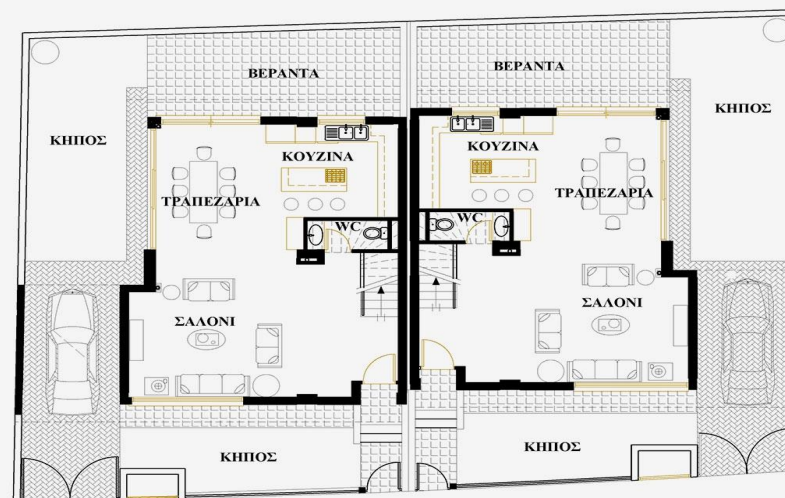
## Price change history

€395 000 on Apr 29, 2025





1st Floor Floorplan



Ground Floor Floorplan