


## 350m<sup>2</sup> House for Sale in Aglantzia, Nicosia District

Six-bedroom detached house, located in a nice up-hill area in Aglantzia. This property is constructed within a large plot of 600m<sup>2</sup> and extends to about 350m<sup>2</sup> covered areas plus 165m<sup>2</sup> basement, 

On the ground-floor the property comprises reception area, living/dining area with bar, sitting area, office room, 2 kitchen with everyday dining area and one guest toilet with shower. The first floor consisting of four bedrooms with walk-in wardrobes and the master with en-suite facilities. It also has a main bathroom, one kitchenette and a laundry room. Additionally, there is a maid's quarter with en-suite facilities and one kitchen at the basement.

Additional features include ...

### Property Info

Covered Area **350**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **600**  
Parking **Covered, Yes**

### Additional info

Reference Number **8075**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **2**  
View **City view**

### Amenities

- Guest WC

### Location

**Location:** Aglantzia  
Coordinates: **35.163595209683 / 33.391163299722**

Region: **Nicosia**

**Price: €790 000 + VAT**

VAT for this property is **€102,700** or **€150,100**. 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>~€28 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 257.00/m<sup>2</sup></b> |                 |             |

**Representative: Kadis Estates**

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

**Price change history**

€790 000 on May 10, 2025







