

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

- 4 Bedrooms
- 1 WC
- Internal Area 330m<sup>2</sup>
- Plot Area 557m<sup>2</sup>
- En Suite Shower
- 2 Garage Parking
- Service room
- Swimming pool
- barbeque Area



For sale: Spacious detached villa located in the highly sought-after area of Aglantzia, Platy. This well-maintained residence, built in 2007, offers a generous internal area of 330 m<sup>2</sup>, featuring four comfortable bedrooms and three bathrooms. The large open spaces and abundant natural light make this home perfect for family living.

The villa sits on a substantial plot, providing ample outdoor space. Enjoy the luxury of your own private swimming pool, ideal for relaxing or en...

### Property Info

Covered Area **330**  
Heating **Central Heating, Yes**

### Plot / Area Info

Plot area **557**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **12253**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

- Guest WC

### Location

**Location:** Aglantzia  
**Coordinates:** **35.15034629988 / 33.384377302229**

Region: **Nicosia**

**Price: €850 000 + VAT**

VAT for this property is **€107,409** or **€161,500**. 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>~€30 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 576.00/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: +35722344842			

**Price change history**

€850 000 on Jun 6, 2025















