

## 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
- barbecue 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               | Plot / Area Info | Additional info               |
|-----------------------------|------------------|-------------------------------|
| Covered Area                | Plot area        | Reference Number <b>12253</b> |
| Heating                     | 557              | Property type <b>House</b>    |
| <b>330</b>                  | Pool             | Condition <b>Pre-Owned</b>    |
| <b>Central Heating, Yes</b> | Parking          | Bathrooms <b>3</b>            |

| Amenities  | Location                                                                           |                        |
|------------|------------------------------------------------------------------------------------|------------------------|
| • Guest WC | <b>Location:</b> Aglantzia<br>Coordinates: <b>35.15034629988 / 33.384377302229</b> | Region: <b>Nicosia</b> |

## 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<br>Price per SQM | <b>~€30 600.00</b><br><b>€2 576.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€850 000 on Jun 6, 2025







