

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

Reference ID: #SA35084 Price details: €420,000 +VAT  
3 bedroom luxury apartment located in one of the most beautiful areas of Nicosia, Aglantzia, with quick access to the city centre and close to all amenities (supermarkets, banks, shops, etc.). 2-storey building (energy efficiency A) with only 4 apartments in total. The apartment has comfortable interiors, spacious bedrooms and large main and auxiliary terraces for maximum functionality. Energy Certificate A Class Underfloor heating with cooling-heating with LG heat pump Highly energy-efficient sustainable aluminum systems Installed Air Conditioners (split units) in bedrooms and living room Solar water heaters Photovoltaic systems with net me... X

### Property Info      Plot / Area Info

Covered Area **140**

Floor Number **1**

### Additional info

Reference Number	<b>SA35084</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities      Location

**Location:** Aglantzia

Region: **Nicosia**

Coordinates: **35.151131609238 / 33.381199351948**

## Price: €420 000 + VAT

VAT for this property is **€21,000** or **€79,800**. 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 Price per SQM	<b>None</b> <b>€3 000.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€420 000 on Jun 17, 2025

