

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

Reference ID: #SA32905 Price details: €350,000 Three bedroom house in Panagia Quarter in Nicosia, near Sopaz area. It has an internal area of 210 sqm and a plot area of 286 sqm. Externally there is a covered parking of 25 sqm, uncovered verandas, BBQ area of 50 sqm, covered veranda with pergola of 20 sqm and a landscaped garden. The property falls within the Residential Planning zone Ka6 with 90% building density, 50% coverage, over 2 floor with max. height 10m. ✖

#### Property Info

Covered Area **210**  
 Total Number of Floors **2**

#### Plot / Area Info

Plot area **286**

#### Additional info

Reference Number **SA32905**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**

#### Amenities

#### Location

**Location:** Aglantzia  
 Coordinates: **35.168342601193 / 33.395344001742**

Region: **Nicosia**

## Price: €350 000 + VAT

VAT for this property is **€31,500** or **€66,500**. 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>~€10 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 667.00/m<sup>2</sup></b> |                 |             |

## 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

€350 000 on Jun 17, 2025



