

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

Dreaming, Three Bedroom Apartment for sale in Aglantzia area, Nicosia. Located in a beautiful location, close to all amenities such as schools, supermarkets, restaurants, coffee shops, restaurants etc and close to the city centre. Easy access to Nicosia, Larnaca, Limassol motorway.



First floor apartment for sale in Strovolos area, Nicosia. It consists of an open plan kitchen, living room & dining area, guest wc, three bedrooms-master en suite (shower), main bathroom, big covered veranda and covered garden. Also the property has private access to a storage room and covered parking spot on the ground floor.

It is worth mentioning that a/c slit units installed in bedrooms...

#### Property Info

Covered Area **138**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **52585**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Aglantzia  
 Coordinates: **35.149377178453 / 33.380155679561**

Region: **Nicosia**

## Price: €520 000 + VAT

VAT for this property is **€26,000** or **€98,800**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 768.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€520 000 on Jul 30, 2025



## 1st FLOOR PLAN



APARTMENTS	2 BEDROOMS		3 BEDROOMS	
	202	203	201	204
ALL AREAS	329 sq m	373 sq m	358 sq m	438 sq m
INTERNAL AREAS	97 sq m	138 sq m	138 sq m	138 sq m
COVERED VERANDAS	31 sq m	35 sq m	35 sq m	35 sq m
GARDEN	24 sq m	40 sq m	40 sq m	40 sq m
WAREHOUSE	1	1	1	1
PARKING SPACE	2	1	1	1

## TERRACE FLOOR PLAN



## 2nd FLOOR PLAN



APARTMENTS	2 BEDROOMS		3 BEDROOMS	
	202	203	201	204
ALL AREAS	296 sq m	359 sq m	359 sq m	438 sq m
INTERNAL AREAS	95 sq m	138 sq m	138 sq m	138 sq m
COVERED VERANDAS	28 sq m	35 sq m	35 sq m	35 sq m
UNCOVERED VERANDAS	8 sq m	6 sq m	6 sq m	6 sq m
GARDEN	11 sq m	30 sq m	30 sq m	30 sq m
ROOF GARDEN	86 sq m	116 sq m	116 sq m	116 sq m
WAREHOUSE	1	1	1	1
PARKING SPACE	2	1	1	1