

## 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  
Air Conditioning

**138**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**52585**  
**Apartment**  
**Brand New**  
**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>
Phone: +35724003723			

**Price change history**

€520 000 on Jul 30, 2025





## 1st FLOOR PLAN



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

## TERRACE FLOOR PLAN



## 2nd FLOOR PLAN



APARTMENTS	2 BEDROOMS	3 BEDROOMS
ALL AREAS	306 sq m	399 sq m
INTERNAL AREAS	96 sq m	138 sq m
COVERED VERANDAS	28 sq m	35 sq m
UNCOVERED VERANDAS	8 sq m	6 sq m
GARDEN	21 sq m	30 sq m
ROOF GARDEN	86 sq m	136 sq m
WAREHOUSE	1	1
PARKING SPACE	2	1