

## 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		Plot / Area Info		Additional info	
Covered Area	<b>138</b>			Reference Number	<b>52585</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
				Condition	<b>Brand New</b>
				Bathrooms	<b>2</b>

Amenities	Location	
• Guest WC	<b>Location:</b> Aglantzia Coordinates: <b>35.149377178453 / 33.380155679561</b>	<b>Region: Nicosia</b>

## 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 Price per SQM	<b>None</b> <b>€3 768.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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: <b>+35724003723</b>			

## Price change history

€520 000 on Jul 30, 2025



1st FLOOR PLAN



APARTMENTS	2 BEDROOMS		3 BEDROOMS	
	202	201	202	201
ALL AREAS	129 sq m	138 sq m		
INTERNAL AREAS	97 sq m	108 sq m		
COVERED VERANDAS	32 sq m	36 sq m		
GARDEN	24 sq m	40 sq m		
WAREHOUSE	1	1		
PARKING SPACE	2	1		

2nd FLOOR PLAN



APARTMENTS	2 BEDROOMS		3 BEDROOMS	
	202	201	202	201
ALL AREAS	206 sq m	209 sq m		
INTERNAL AREAS	95 sq m	108 sq m		
COVERED VERANDAS	35 sq m	35 sq m		
UNCOVERED VERANDAS	8 sq m	6 sq m		
GARDEN	24 sq m	30 sq m		
ROOF GARDEN	86 sq m	126 sq m		
WAREHOUSE	1	1		
PARKING SPACE	2	1		

TERRACE FLOOR PLAN

