

3 Bedroom Apartment for Sale in Aglantzia, Nicosia District

Located in one of the most beautiful areas of Nicosia, this modern three-bedroom apartment offers quick access to the city centre while being part of an exclusive two-storey building with just four luxury residences. With an A-class energy efficiency rating, it delivers exceptional comfort, style, and sustainability.



The apartment boasts bright, spacious interiors, large bedrooms, and generous verandas that enhance indoor-outdoor living. Its smart layout ensures excellent functionality, making it ideal for both families and professionals seeking a premium home in a prime location.

Key Features:

- Expansive terraces and large energy-efficient windows
- ...

Property Info

Covered Area	173
Covered Veranda	35
Floor Number	1
Total Number of Floors	2
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	8522
Property type	Apartment
Condition	Under Construction
Bathrooms	3

Amenities

Location



- Parking

**Location:** Aglantzia

Region: **Nicosia**

Coordinates: **35.150924586532 / 33.381153359226**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €520 000 + VAT

VAT for this property is **€35,679** 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>€3 006.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€520 000 on Aug 14, 2025

