


## 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		Plot / Area Info		Additional info	
Covered Area	173				
Covered Veranda	35			Reference Number	8522
Floor Number	1			Property type	Apartment
Total Number of Floors	2	Parking	Covered, Yes	Condition	Under Construction
Energy Efficiency	A			Bathrooms	3
Heating	Underfloor Heating, Yes				
Air Conditioning	All rooms, Yes				
Amenities		Location			
• Parking		Location: Aglantzia		Region: Nicosia	
		Coordinates: 35.150924586532 / 33.381153359226			

## 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

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## Price change history

€520 000 on Aug 14, 2025

