

## 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. X

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
- ...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>173</b>				
Covered Veranda	<b>35</b>			Reference Number	<b>8522</b>
Floor Number	<b>1</b>			Property type	<b>Apartment</b>
Total Number of Floors	<b>2</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>3</b>
Heating	<b>Underfloor Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				

<b>Amenities</b>	<b>Location</b>	
• Parking	<b>Location:</b> Aglantzia <b>Coordinates:</b> 35.150924586532 / 33.381153359226	Region: <b>Nicosia</b>

## 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 Price per SQM	<b>None</b> <b>€3 006.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€520 000 on Aug 14, 2025

