

### 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	<b>173</b>
Covered Veranda	<b>35</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

**Plot / Area Info**

Parking **Covered, Yes**

**Additional info**

Reference Number	<b>8522</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

**Amenities**

- Parking

**Location**

**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/m<sup>2</sup></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

