

### 3 Bedroom Apartment for Sale in Aglantzia, Nicosia District

For sale is a modern apartment currently under construction, located on the second floor of a new four-story building with an elevator. The property offers a comfortable internal space of 100 m<sup>2</sup>, featuring three spacious bedrooms and two bathrooms. The open-plan layout is designed to maximize natural light and provide a welcoming atmosphere for the whole family. 

This apartment boasts a top energy efficiency rating of A, ensuring lower utility costs and a comfortable living environment year-round. It will be completed in 2026 and is offered unfurnished, allowing you to design and furnish it to your personal taste.

Situated in Lykavitos, the area is known for its blend of qui...

#### Property Info

Covered Area  
Heating  
Air Conditioning

**100**  
**Central Heating, Yes**  
**All rooms, Yes**

#### Plot / Area Info

Parking

**Covered, Yes**

#### Additional info

Reference Number **27647**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

#### Amenities

- Elevator

#### Location

**Location:** Aglantzia                      Region: **Nicosia**  
**Coordinates: 35.16522 / 33.37163**

## Price: €345 000 + VAT

VAT for this property is **€17,250** or **€65,550**. 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>€3 450.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|                                          |              |            |                         |
|------------------------------------------|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€345 000 on Aug 29, 2025

