

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

Reference ID: #SA31620 Price details: €520,000 +VAT In one of the most beautiful areas of Nicosia, Aglantzia, with quick access to the city centre and close to all amenities (supermarkets, banks, shops, etc.) and the University of Cyprus and the General Hospital of Cyprus, this is an ideal 2-floor apartment property consisting of 4 luxury two and three bedroom apartments with energy efficiency A. The residents enjoy comfortable interiors, spacious bedrooms and large terraces for maximum functionality. Energy Certificate A Class Floor heating with cooling-heating with LG heat pump Highly energy-efficient sustainable aluminum systems Installed Air Conditioners (split units) in bedrooms and livin...

#### Property Info

Covered Area **175**  
 Covered Veranda **24**  
 Floor Number **1**  
 Furnishing **Unfurnished**  
 Energy Efficiency **N/A**  
 Heating **Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **No**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **SA31620**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2024**  
 Bathrooms **2**

#### Amenities

- Storage room

#### Location

**Location:** Aglantzia Region: **Nicosia**  
**Coordinates:** **35.151034128282 / 33.382485331444**

## Price: €520 000 + VAT

VAT for this property is **€36,400** 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>€2 971.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€550 000 on Oct 19, 2023

€520 000 on Aug 6, 2024

