

## 4 Bedroom House for Sale in Aglantzia, Nicosia District

Reference ID: #SA26641 Price details: €644,700 The property is a two-storey detached house located at Dionysios Solomos street in Aglantzia. The ground floor comprises of a kitchen, hall, office and wc while the first floor comprises of four bedrooms (the master is en-suite) and bath with wc. Externally there is a yard, BBQ, swimming pool and covered parking space. ✖

| Property Info          |                       | Plot / Area Info |                     | Additional info  |                  |
|------------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area           | <b>352</b>            |                  |                     |                  |                  |
| Covered Veranda        | <b>40</b>             | Plot area        | <b>809</b>          | Reference Number | <b>SA26641</b>   |
| Total Number of Floors | <b>2</b>              | Pool             | <b>Yes</b>          | Property type    | <b>House</b>     |
| Furnishing             | <b>Unfurnished</b>    | Parking          | <b>Covered, Yes</b> | Condition        | <b>Pre-Owned</b> |
| Energy Efficiency      | <b>N/A</b>            |                  |                     | Bathrooms        | <b>2</b>         |
| Air Conditioning       | <b>All rooms, Yes</b> |                  |                     |                  |                  |

| Amilities      | Location  | Region         |
|----------------|---|----------------|
| • Storage room | <b>Location:</b> Aglantzia<br>Coordinates: <b>35.160666486239 / 33.388225145871</b> | <b>Nicosia</b> |

## Price: €644 700 + VAT

VAT for this property is **€84,031** or **€122,493**. 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<br>Price per SQM | <b>~€22 388.00</b><br><b>€1 832.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€661 500 on Oct 19, 2023

€644 700 on Jan 31, 2025





