

4-Bedroom Villa - Contemporary Family Living Near Athalassa Park



The 4-bedroom villa combines modern design, spacious interiors, and a family-oriented layout, ideally positioned just 500 meters from Athalassa Park. Designed for those who value both urban accessibility and natural surroundings, the residence offers a harmonious balance of comfort, style, and sustainability in one of Nicosia's most desirable neighborhoods.

Nestled within a modern, master-planned community of 22 private homes, the villa benefits from a beautifully designed environment featuring three green parks, wide illuminated sidewalks, and underground utility connections, ensuri...

Amenities **Location**

• Parking **Location:** Aglantzia Region: **Nicosia**

Coordinates: **35.1249823 / 33.3962986**

Price: €390 000 + VAT

VAT for this property is **€25,350** or **€74,100**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€2 321.00/m²		

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty ltd
Phone: +35795129336, +35799409010			

Price change history

€355 000 on Sep 10, 2024
 €390 000 on Oct 24, 2025

