

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

4-Bedroom Villa – Contemporary Family Living Near Athalassa Park General Description

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...



| Property Info     |     | Plot / Area Info |              | Additional info   |                           |
|-------------------|-----|------------------|--------------|-------------------|---------------------------|
|                   |     |                  |              | Reference Number  | 6052                      |
| Covered Area      | 168 | Plot area        | 262          | Property type     | House                     |
| Covered Veranda   | 9   | Pool             | Private, Yes | Condition         | <b>Under Construction</b> |
| Uncovered Veranda | 4   | Parking          | Covered, Yes | Construction Year | 2025                      |
|                   |     |                  |              | Bathrooms         | 3                         |

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 EX | Evaludad | Title transfer fee | None                     | Common ovnoncos | None |
|--------|----------|--------------------|--------------------------|-----------------|------|
|        | Excluded | Price per SOM      | €2 321.00/m <sup>2</sup> | Common expenses | None |

## **Representative: MySpace**

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## **Price change history**

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









