

## 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
Ailicilities	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 <b>Excluded</b>	Evaluated	Title transfer fee	None	Common expenses	None
	Excluded	Price per SQM	€2 321.00/m <sup>2</sup>		

## **Representative: MySpace**

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## **Price change history**

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









