

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

Covered Area
Covered Veranda
Uncovered Veranda

168
9
4

Plot area
Pool
Parking

262
Private, Yes
Covered, Yes

Reference Number
Property type
Condition
Construction Year
Bathrooms

6052
House
Under Construction
2026
3

Amenities

Location

- Parking

Location: Aglantzia
Coordinates: **35.1249823 / 33.3962986**

Region: **Nicosia**

Price: €400 000 + VAT

VAT for this property is **€26,000** or **€76,000**. 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	€2 381.00/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
 €400 000 on Dec 24, 2025

