

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	168	Plot area	262	Reference Number 6052
Covered Veranda	9	Pool	Private, Yes	Property type House
Uncovered Veranda	4	Parking	Covered, Yes	Condition Construction Year Under Construction 2026
				Bathrooms 3

Amenities

- Parking

Location

Location: Aglantzia

Region: **Nicosia**

Coordinates: **35.1249823 / 33.3962986**

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 Price per SQM	None €2 381.00/m²	Common expenses	None
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Representative: MySpace

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Price change history

€355 000 on Sep 10, 2024

€390 000 on Oct 24, 2025

€400 000 on Dec 24, 2025

