

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	Under Construction
Uncovered Veranda	4	Parking	Covered, Yes	Construction Year	2026
				Bathrooms	3
Amenities		Location			
• Parking		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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 381.00/m²</b>		

## Representative: MySpace

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

## Price change history

€355 000 on Sep 10, 2024  
 €390 000 on Oct 24, 2025  
 €400 000 on Dec 24, 2025

