

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

5-Bedroom Villa – Luxury Living Surrounded by Nature ✖

### General Description

The 5-bedroom villa embodies luxury, space, and sophistication, offering an elevated standard of modern living just 500 meters from Athalassa Park. Designed for large families or those seeking expansive interiors and refined comfort, this residence delivers a perfect blend of elegant architecture, smart functionality, and premium lifestyle in a peaceful, well-planned neighborhood.

Situated within a private development of 22 exclusive homes, the villa enjoys access to three community parks, wide pedestrian paths, and underground infrastructure that enhance both comfort and aesthetics.

Design ...

### Property Info

Covered Area  
Covered Veranda

**255**  
**17**

### Plot / Area Info

Plot area  
Pool  
Parking

**847**  
**Private, Yes**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms

**6053**  
**House**  
**Under Construction**  
**2026**  
**4**

### Amenities

- Parking

### Location

**Location:** Aglantzia  
Coordinates: **35.125039559415 / 33.396332329719**

Region: **Nicosia**

## Price: €1 500 000 + VAT

VAT for this property is **€161,471** or **€285,000**. 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>€5 882.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

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

## Price change history

€975 000 on Sep 10, 2024

€1 500 000 on Feb 19, 2025

