

4 Bedroom House for Sale in Nicosia District

This exquisite 4-bedroom villa is perfectly nestled along the serene shores of Manglis Lake, close to the Pedieos River Linear Park, offering an exceptional blend of peaceful living and modern luxury. The property is completed and ready for delivery.

The villa spans two floors and features top-tier specifications and finishes, including an advanced VRV climate control system, water filter system, security system and sophisticated Italian ceramic flooring. The ground floor boasts a spacious open-plan design, seamlessly integrating the living room, dining area, casual lounge, and fully equipped kitchen with Miele brand appliances.

On the upper floor, three large bedrooms await, ...



Property Info		Plot / Area Info		Additional info	
				Reference Number	f13200
Covered Area	231	Plot area	378	Property type	House
				Construction Year	2024
				Bathrooms	2
Amenities		Location			
		Region: Nicosia			
		Coordinates: 35.1212 / 33.3014			

**Price: €720 000 + VAT**

VAT for this property is **€71,345** or **€136,800**. 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>~€25 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 117.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€740 000 on Oct 1, 2024  
€750 000 on Feb 11, 2025  
€720 000 on May 4, 2025



















