

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

5-Bedroom Villa - Contemporary Elegance and Timeless Luxury

### General Description

This five-bedroom luxury villa represents the pinnacle of modern suburban living, where architectural sophistication, natural harmony, and family comfort converge. Situated in one of Nicosia's most prestigious suburban areas, the villa is part of an exclusive collection of contemporary residences designed to deliver an exceptional lifestyle defined by space, light, and serenity.

Blending Californian-inspired architecture with Mediterranean warmth, this residence reimagines what modern luxury means — expansive living areas, private gardens, and refined finishes that elevate everyday life...

### Property Info

Covered Area	<b>347</b>
Covered Veranda	<b>34</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>681</b>
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### Additional info

Reference Number	<b>234895</b>
Property type	<b>House</b>
Construction Year	<b>2026</b>

### Amenities

- Fireplace

### Location

**Location:** Strovolos Region: **Nicosia**

**Price: €1 550 000 + VAT**

VAT for this property is **€200,696** or **€294,500**. 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>~€58 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 467.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€1 350 000 on Feb 14, 2025

€1 550 000 on Feb 11, 2026

