

## 5 Bedroom House for Sale in Nicosia District

Nestled on a sprawling plot in a serene area of Nicosia, this exquisite villa is surrounded by lush greenery and mature landscaping, offering a picturesque setting for a luxurious lifestyle.



The villa features five spacious bedrooms, two staff rooms and ten bathrooms, ensuring ultimate comfort for both residents and guests. The ground floor comprises a spacious entrance hall, a bright living area with a comfortable lounge and TV area, and dining room. A welcoming kitchen-dining room is fully equipped with modern appliances. There's also a guest WC and a separate studio-office with a fireplace. The first floor offers five bedrooms, each with its own en-suite bathroom.

At ...

### Property Info

Covered Veranda  
Furnishing  
Heating  
Air Conditioning

**211**  
**Unfurnished**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area **13340**  
Pool **Yes**

### Additional info

Reference Number **9618**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **2001-2010**  
Bathrooms **5+**

### Amenities

- Fireplace

### Location

Region: **Nicosia**  
Coordinates: **35.096912 / 33.348051**

**Price: €7 000 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee	<b>~€276 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>N/A</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€7 000 000 on Oct 8, 2025

























