

## 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	240174
Covered Area Covered Veranda Uncovered Veranda	203 33 4	Plot area Parking	290	Property type	House
				Condition	<b>Under Construction</b>
			Covered, Yes	Construction Year	2025
				Bathrooms	3

Amenities Location

• Parking Location: Aglantzia Region: Nicosia



Price: €445 000 + VAT

VAT for this property is €38,516 or €84,550. 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>	Evaludad	Title transfer fee	None		
		Price per SOM	€2 192.00/m²	Common expenses	None

## **Representative: MySpace**

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## **Price change history**

€445 000 on Oct 24, 2025









