

## 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

Covered Area	<b>203</b>
Covered Veranda	<b>33</b>
Uncovered Veranda	<b>4</b>

### Plot / Area Info

Plot area	<b>290</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>240174</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**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>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 192.00/m²</b>		

## Representative: MySpace

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## Price change history

€445 000 on Oct 24, 2025

