

5 Bedroom Villa in Strovolos, Nicosia

For Sale : **€ 1,550,000**

Description
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.
Striking Architecture & Design
The villa's design is a celebration of form, proportion, and connection with nature. Large floating slabs, floor-to-ceiling glass walls, and clean linear elements create a sense of lightness and openness, allowing interiors to merge seamlessly with outdoor spaces.
Architectural Highlights:
Contemporary Californian-inspired design emphasizing minimalism and geometry
Floor-to-ceiling windows that invite natural light and panoramic garden views
Oversized balconies and linear façades enhancing spatial flow and privacy
Rich material palette with tactile finishes for visual and sensory depth
Vertical louvres providing elegant shading and architectural rhythm
Layout & Interiors
Every corner of this villa is designed to combine aesthetic sophistication with functional comfort. The open-plan ground floor flows effortlessly between living, dining, and kitchen areas — all oriented toward the overflow swimming pool and landscaped garden.
Interior Features:
Spacious open-plan living and dining area overlooking the pool and garden
Fully equipped designer kitchen with breakfast island and premium finishes
Private ensuite guestroom on the ground floor for convenience and privacy
Double covered garage with adjoining mudroom and storage area
Master suite with walk-in wardrobe and ensuite bathroom, separated by a suspended bridge for maximum privacy
Three additional ensuite bedrooms with full-height windows and natural light
First-floor family area ideal for a cozy TV lounge, study, or relaxation zone
Luxury, Comfort & Functionality
The villa embodies functional luxury, offering every feature expected in a high-end residence while maintaining an inviting and livable atmosphere. High ceilings, premium finishes, and open volumes define the interior experience.
Specifications Include:
Underfloor heating and VRV air-conditioning system
High-quality sanitary fittings and bespoke cabinetry
Energy Efficiency Class A construction
Smart home automation and lighting control
Landscaped garden with private swimming pool
Generous outdoor terraces for entertainment and relaxation
A Harmonious Blend of Nature & Luxury
Designed to promote tranquility, privacy, and connection with the outdoors, this villa features seamless indoor-outdoor transitions, lush green landscaping, and natural materials that echo the surrounding environment.
Every element — from the sun-shading louvres to the open terraces — has been thoughtfully designed to create a living experience that feels both peaceful and inspiring.
Lifestyle & Investment Value
This 5-bedroom villa offers an unrivaled standard of suburban luxury, making it ideal for families or discerning homeowners seeking a residence that combines architectural prestige, comfort, and long-term value.
Its prime location, cutting-edge design, and exceptional craftsmanship make it not only a home but a statement of refined living — where modern elegance meets natural serenity in the suburbs of Nicosia.

Details

Property Type: **House**
Status: **Available**
Unit Number: **Atlantia**
Website

Main Features

Property Subtype: **Mansion/Villa**
Construction Stage: **Off-plan**
Construction Year: **2026**
Bedrooms: **5**
Covered Parking: **2**

Area

Internal Area: **313m²**
Covered Verandas: **34m²**
Covered Area: **347m²**
Uncovered Area: **408m²**
Plot Area: **681m²**
Garden Area: **43m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Secure Door, Separate Laundry Room, Elevator, Fireplace, Storage Space, Electricity

Gallery





