

4 Bedroom House in Aglantzia, Nicosia

For Sale : **€ 435,000**

Description
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, ensuring both aesthetic appeal and everyday convenience.
Design & Architecture
This villa showcases refined contemporary architecture, defined by clean lines, large openings, and natural materials that create a timeless, elegant look. The design focuses on light-filled interiors, spacious proportions, and seamless transitions between indoor and outdoor living areas.
Architectural Highlights:
Modern two-story design with elegant façade composition
Open-plan ground floor layout integrating living, dining, and kitchen spaces
Private garden ideal for outdoor dining, entertaining, or relaxation
Large sliding windows connecting interior and exterior spaces
Double covered parking and dedicated storage area
Energy-efficient systems and sustainable materials
Layout & Interiors
Ground Floor:
A bright and spacious open-plan living area welcomes residents, combining the living room, dining area, and modern kitchen into one flowing space. Large glass doors open onto the private garden, creating a sense of openness and harmony with nature. A guest W.C. and storage area complete the functionality of the ground floor.
First Floor:
The upper level hosts four spacious bedrooms, including a master suite with en-suite bathroom and walk-in wardrobe, offering privacy and comfort. A family bathroom serves the remaining bedrooms, while the wide corridors and natural light enhance the calm, airy atmosphere throughout.
Comfort & Features
Four spacious bedrooms, including master with en-suite and walk-in closet
Open-plan living and dining area with garden access
Guest W.C. and ample storage on the ground floor
Private landscaped garden with optional swimming pool
Energy Efficiency Class A+ construction
Underfloor heating and photovoltaic system provisions
Modern finishes and premium materials throughout
Lifestyle & Investment Value
This 4-bedroom villa offers the ideal blend of contemporary family living and modern sustainability. Its location near Athalassa Park encourages a healthy, outdoor lifestyle, while its elegant design ensures timeless appeal and enduring value.
Perfect as a permanent family home or a premium investment, the residence represents the best of modern suburban living in Nicosia — combining architecture, nature, and quality of life in perfect balance.

Details

Property Type: **House**
Unit Number: **A**
Status: **Available**
Website
Construction Type: **Concrete**

Main Features

Property Subtype: **Detached House**
Bedrooms: **4**
Construction Stage: **Under Construction**
Bathrooms: **3**
Construction Year: **2026**
Covered Parking: **1**

Area

Internal Area: **159m²**
Covered Area: **168m²**
Total Area: **172m²**

Covered Verandas: **9m²**
Storage: **2m²**

Uncovered Verandas: **4m²**
Plot Area: **262m²**

Gallery





