



#13218

# FOR SALE - 5 Bedroom Detached Villa in Nicosia, Strovolos (13218)

📍 Strovolos, Nicosia

€4,400,000 +VAT











# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 5		 4		 600 m <sup>2</sup>	
Type		Detached Villa			
Toilets		5			
Plot		16895 m <sup>2</sup>			
Status		Resale			
Year of construction		1983			
Title deed		Yes			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 Certificate expected			

## Description

Presenting a rare opportunity to own a luxurious 5-bedroom, 4-bathroom villa in the highly sought-after area of Strovolos, Nicosia. Perfect for families, professionals, or investors, this property offers an exceptional blend of space, comfort, and convenience in one of Nicosia’s most prestigious residential neighborhoods.

This elegant villa features a thoughtfully designed layout with a spacious and bright living area, perfect for both entertaining and everyday family living. The separate kitchen is fully equipped with high-quality appliances, ample countertop space, and generous storage, ideal for cooking enthusiasts who value privacy while preparing meals.

Each of the five generously sized bedrooms includes built-in wardrobes, with large windows that allow plenty of natural light to fill the rooms. The four modern bathrooms are finished to a high standard, providing functionality and luxury for the whole family.

Step outside and enjoy your own private swimming pool, offering a peaceful retreat for relaxation and entertaining guests. The villa also includes a private parking space and beautifully landscaped outdoor areas that enhance the property’s appeal.

Located in Strovolos, Nicosia, this villa is close to top schools, shopping centers, supermarkets, restaurants, parks, and offers easy access to the city center and major highways. Its prime location and spacious design make it ideal for permanent residence or as a long-term investment.

Don’t miss this outstanding opportunity to own a premium villa in one of Nicosia’s most desirable neighborhoods. Contact us today to arrange a private viewing!



# Additional information

## Facilities

Aircondition, Split system

Maid's room

Pergola

Storage

Heating, Central

Outdoor shower

Pool, Private

Landscaped garden

Parking, Garage, double

Solar water heater

## Features

Bath

Easy access to main roads

Garden

Guest WC

Library

Thermal insulation

Wine cellar

Bright

En suite bathroom

Garden, large

Guestroom

Separate dining area

Veranda

Double glazing

En suite shower

Ground floor bedroom

Laundry room

Shower

Veranda, large

## Distances

Amenities



500 m

Airport



45 km

Sea



42 km

Schools



750 m

## Contact us



**Stefania Spyridou**

☎ (+357) 99810880

✉ [stephaniaspyridou@gmail.com](mailto:stephaniaspyridou@gmail.com)

