



#6125

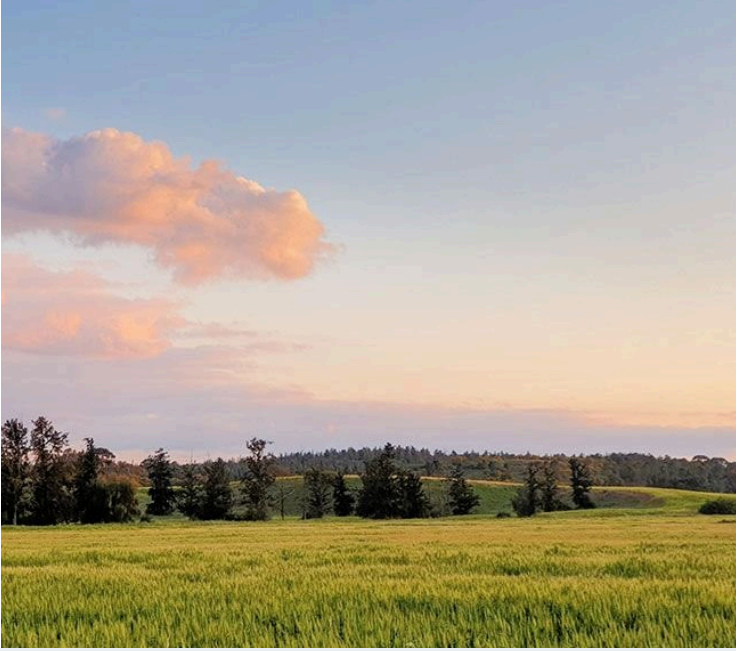
# Luxury 4+1 Bedroom Villas in Nicosia Suburbs (6125)

📍 GSP Area, Nicosia

€1,350,000 +VAT











# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 4		 4		 309 m <sup>2</sup>	
Type	Detached Villa				
Toilets	4				
Plot	681 m <sup>2</sup>				
Covered veranda	32 m <sup>2</sup>				
Covered parking	43 m <sup>2</sup>				
Status	Off plan				
Year of construction					2026
Furnished					Unfurnished
Structure					Concrete
Facade					Concrete
Energy efficiency rating					 A

## Description

Luxury 4+1 Bedroom Villas in Nicosia Suburbs (6125)

PRICE 1.350.000 +VAT

Location: Senior School/New GSP area, Nicosia

### Overview:

Discover an exclusive collection of luxury villas designed to meet the needs of the modern family. These contemporary villas boast Californian-style architecture, featuring floating slabs and floor-to-ceiling windows that flood the interiors with sunlight and offer breathtaking views of the gardens.

### Inspiration:

- Contemporary design with authentic textures and pleasing aesthetics.
  - Common areas facing the gardens, with an emphasis on the overflow swimming pool.
  - Linear exterior elements maximizing outdoor spaces.
  - Transparent design connecting interiors with exteriors via oversized balconies.
- Architecture:

Ground floor: Living area, dining area, kitchen, ensuite guestroom, double covered garage, and mudroom.  
Upper floor: Master bedroom with walk-in wardrobe and ensuite shower, two ensuite bedrooms with large windows,



# Additional information

## Facilities

Aircondition, Provision

Parking, Garage, double

Solar photovoltaic panels  
(provision)

Heating, Underfloor

Pool, Private

Solar water heater

Landscaped garden

Solar photovoltaic panels

Storage

## Features

Balcony

Bright

Double glazing

Entrance gate

Garden

Guest WC

Laundry room

Modern design

Pressurized water system

Thermal insulation

Bar

Ceramic tiles

Easy access to main roads

Entrance gate, automated

Garden, large

Indoor fireplace

Luxury specifications

Open plan

Roof garden

Veranda

Barbeque

City view

En suite shower

Fitted wardrobes

Granite countertops

Internal stairs

Marble flooring

Parquet flooring

Spacious rooms

Veranda, large

## Distances

Amenities



1 km

Airport



45 km

Sea



45 km

Schools




1.9 km

## Contact us



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