

For Sale, House, Mansion/Villa, Nicosia, Sia, 700m²

For Sale : **€ 475,000**

Description
For Sale Luxury 4 Bedroom Villa With Swimming Pool In Sia, Nicosia
Discover an exceptional opportunity to own a luxurious 4-bedroom villa in the peaceful and picturesque village of Sia, Nicosia. Combining elegant architecture, generous indoor and outdoor living spaces and outstanding investment potential, this remarkable residence offers the perfect balance of luxury, privacy and countryside tranquillity, while remaining within easy reach of the capital.
Designed to accommodate modern family living, the villa features four spacious bedrooms and four contemporary bathrooms, providing comfort and privacy for every member of the household. Bright and spacious living areas are complemented by large windows that invite abundant natural light, creating an elegant and welcoming atmosphere throughout the home.
Stepping outside, the property reveals beautifully landscaped gardens surrounding a private swimming pool, offering the perfect environment for relaxation, entertaining guests or enjoying the peaceful surroundings. The expansive outdoor areas create a private oasis where comfort and nature blend seamlessly.
One of the property's most significant advantages is its generous landholding. The villa is built on a spacious plot and is offered together with an additional adjacent plot that has its own separate title deed, bringing the total land area to over 700m². This additional plot offers exceptional flexibility, allowing the new owner either to incorporate it into the existing property to create an even larger private estate or to develop or sell it independently as a separate investment.
Furthermore, a third neighbouring plot, also with its own separate title deed, is available for purchase at an attractive price. Acquiring this additional parcel would increase the total landholding to more than 1,000m², creating an outstanding opportunity for future expansion, additional residential development or long-term investment.
Situated in the charming village of Sia, the property enjoys a peaceful residential setting surrounded by natural beauty while maintaining excellent access to nearby amenities and the motorway network. Based on the property's coordinates, it is located approximately 4.5 km from the Nicosia–Limassol Motorway, 7.0 km from Alampra, 11.5 km from Dali, 18.0 km from the Mall of Cyprus, and 22.0 km from Eleftheria Square, providing the perfect balance between countryside living and urban convenience.
Whether you are searching for an elegant family residence, a luxury country retreat or a property offering exceptional expansion and investment potential, this exclusive villa represents a truly rare opportunity in one of Nicosia's most peaceful locations.
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Contact G&P Lazarou Estate Agents today at +357 22 024949 or email nicosia@gplazarou.com for more information or to arrange a viewing!

Details

Property Type: **House**
Status: **Available**
Website

Main Features

Property Subtype: **Mansion/Villa**
Construction Stage: **Off-plan**
Construction Year: **2026**
Bedrooms: **4**
Bathrooms: **4**

Area

Internal Area: **255m²**
Covered Verandas: **100m²**
Plot Area: **700m²**

Energy & Heating

Heating Medium: **Underfloor Heating**

Further Details

Private Swimming Pool

Gallery











