



## Luxury 4 Bed Villa for Sale in Kapedes Village Nicosia Cyprus



### Information de l'agent

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Nom:              | Niall Madden                                                                  |
| Nom de compagnie: | Esales Property Limited                                                       |
| Pays:             | Royaume-Uni                                                                   |
| Expérience since: | 2002                                                                          |
| Type de service:  | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Téléphone:        |                                                                               |
| Languages:        | English                                                                       |
| Site web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 674,375.73 |

### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | Chypre     |
| État/Région/Province: | Nicosie    |
| Soumis:               | 08/09/2026 |

### Description:

Luxury 4 Bed Villa for Sale in Kapedes Village Nicosia Cyprus

Esales Property ID: es5553261

Kapedes Village  
Nicosia  
Cyprus

An independent luxury villa in a beautiful, quiet, pine-covered area in the village of Kapedes by the foot of Machairas Mountain.

Located just 25 minutes from the center of Nicosia and only 40 minutes from the nearest beach. The house consists of two sections which are connected with interior and exterior stairs. In the upper section there are three bedrooms, 16 sqm each, (two of them have A/C) and a master bedroom, 27 sqm, which also has A/C, a wardrobe, a shower and a toilet.

The areas of kitchen and living are open plan and very spacious. The kitchen is modern, handmade with



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wood touches, fully equipped, with fitted appliances. In the kitchen there is also a fireplace which is connected with central heating and the outside door is unique also handmade with wood touches.

The kitchen is 45 sqm and the living room is 24 sqm. The main bathroom has as Jacuzzi and a toilet and there is one more toilet for guests. The upper section has also an airy, covered veranda of 22 sqm offering breath-taking views of Nicosia. There is also a pergola (60sqm) with barbeque station and a bar.

The shape of the wooden roof has created a big space, which is now used as storage but it can also be used as a future bedroom, because there is a window and a metal foldable stair. The down section consists of a spacious room (49,5 sqm) which is now used as certified with full licenses beauty salon, it includes a shower, a toilet and an A/C and in the future it can be used as a large bedroom.

There is a waiting room with a toilet. Next to it there is a huge space which is used as a kitchen and it is connected with a covered garage (100 sqm) with automatic doors, a boiler room and a big storage space. The entrance has an automatic gate. The house has also pressure pump system and alarm system.

There is grass in the front garden and in the back garden there are many trees and a big wood storage. The property offers the future opportunity of constructing a swimming pool. The property size is 520 sqm and the whole land size is 1897 sqm. Also included is a full photovoltaic system.

## ABOUT THE AREA

The community of Kapedes is located about 25 kilometers south of Nicosia, built at the foot of the Machairas Mountains. It is a semi-mountainous village with almost no plain, the extent of which is quite large. The landscape of the village is divided from the stream of Agios Onoufrios, the tributary of Pedieos, as well as from the tributaries of Gialia that cross the area.

Nicosia is a city that will reward visitors in search of 'something different'. As a result of the various architectural influences that are visible throughout the city, one cannot help but be charmed by the way past and present, traditional and contemporary have seamlessly fused together. The modern city centre will capture your imagination from the start, with its melting pot of influences that give the city a unique image. The city's landmarks, museums, theatres, musical events, and galleries both inspire and fascinate.

The streets of Makariou, Ledras, Onasagorou, Stassikratous and Mnasiadou offer shopping options that are comparable to many European countries. Nicosia also offers Cypriot and international culinary temptations in the many luxury restaurants that line its streets.

## MAiN FEATURES:

- 520m<sup>2</sup> living space
- 1897m<sup>2</sup> of land
- 4 Bedrooms
- 3 Bathrooms
- Massive potential in the holiday rental market
- Stunning views



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- Close to essential amenities like such as supermarkets and pharmacies
  - Close to many excellent bars and restaurants
  - Great base from which to discover other fantastic areas of Cyprus
  - Many excellent sports facilities, fishing, walking and cycling areas nearby

Contact us today to buy or sell your property in Nicosia Cyprus.

Tenanted: Oui

## Commun

Chambres: 4  
Salle de bains: 3  
Pied carré fini: 520 m<sup>2</sup>  
Dimesions du lot: 1897 m<sup>2</sup>

## Utility details

Heating: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.945.436

