

## 5 Bedroom House for Sale in Latsia, Nicosia District

Luxurious Villa 4 plus 1 bedroom is available for sale in Latsia. Consists of four well sized bedrooms a large living room separate fully equipped modern kitchen housekeeper room with bathroom children s play area office large bright windows large garden swimming pool 4X12 alarm system storage room and garage for two cars. It is semi furnished with electric appliances underfloor heating and A C units in all bedrooms. It is near Nicosia Olympic Shooting Complex. A few characteristics 4000 sqm plot 500sqm indoor areas En suite in the Master Bedroom Underfloor heating with gas VRV air condition system Water well desalination Mature gardens Drive through entrance Designer travertino materials...

### Property Info

Covered Area **500**  
Energy Efficiency **B**

### Plot / Area Info

Plot area **4000**

### Additional info

Reference Number **VL25422**  
Property type **House**  
Condition **Brand New**  
Bathrooms **4**

### Amenities

### Location

**Location:** Latsia Region: **Nicosia**

## Price: €2 200 000 + VAT

VAT for this property is **€325,600** or **€418,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 400.00/m<sup>2</sup></b> |                 |             |

## Representative: Nicolaou Estates

|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
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## Price change history

€2 200 000 on Oct 31, 2023



