

- ✓ 4 Bed
- ✓ 3 W/C
- ✓ Internal Areas 157.61m<sup>2</sup>
- ✓ Covered Verandas 10m<sup>2</sup>
- ✓ Uncovered Veranda 19m<sup>2</sup>
- ✓ Plot Area 265m<sup>2</sup>
- ✓ Covered Parking
- ✓ Energy Efficiency "A"



### Plot / Area Info

Covered Area  
Heating  
Air Conditioning

**158**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

Plot area	<b>265</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>3472</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

## Amenities

- Storage room

## Location

**Location:** Latsia  
**Coordinates:** **35.122248 / 33.3913911**

Region: **Nicosia**

**Price: €390 000 + VAT**

VAT for this property is **€22,265** or **€74,100**. 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>€2 468.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

**Price change history**

€370 000 on Jan 19, 2024  
€380 000 on Apr 17, 2024  
€390 000 on May 2, 2024





