

## 3 Bedroom House for Sale in Nicosia District

Under construction modern three bedroom house for sale in a great location in Latsia area.



This amazing house will be built on 218m<sup>2</sup> plot with 149m<sup>2</sup> of internal area plus covered veranda. This property offers provision for A/C and heating, and fully installed photovoltaic panels 3KW.

The project will be located in a newly built area close to Laiki Sporting with easy access to amenities.

Price: €275,000 + V.A.T.

REFERENCE NUMBER: 51129

### Property Info

Covered Area **149**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **218**  
 Parking **Covered, Yes**

### Additional info

Reference Number **51129**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **3**

### Amenities

- Storage room

### Location

Region: **Nicosia**  
 Coordinates: **35.088594454334 / 33.388386958559**

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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>€1 846.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

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## Price change history

€275 000 on Feb 2, 2024

