


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

For sale a charming 2-bedroom ground floor house located in the desirable area of Latsia – Agios Georgios. With an internal space of 70m2 built in a spacious 403m2 plot, this property offers a comfortable layout that is perfect for small families or couples. The home features one well-appointed bathroom and plenty of natural light flowing through its spaces. 

Latsia – Agios Georgios is a vibrant neighborhood known for its friendly atmosphere and community feel. This area provides convenient access to local amenities, including shops, schools, and parks. Residents enjoy a peaceful lifestyle while being just a short drive away from the highway, making it easy to reach near...

### Property Info

Covered Area **70**  
Furnishing **Unfurnished**

### Plot / Area Info

Plot area **403**

### Additional info

Reference Number **4184**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **1**  
View **City view**

### Amenities

- Garden

### Location

**Location:** Latsia  
Coordinates: **35.105443077799 / 33.388918535644**  
Region: **Nicosia**

**Price: €175 000 + VAT**

VAT for this property is **€8,750** or **€33,250**. 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>~€3 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 500.00/m²</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**

€189 000 on Mar 29, 2024  
€185 000 on Sep 27, 2024  
€179 500 on Jul 22, 2025  
€175 000 on Dec 9, 2025



