# 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 | | Plot / Area Info | | Additional info | |
|---|---|---|---|---|---|
| | | | | Reference Number | **4184** |
| | | | | Property type | **House** |
| Covered Area | **70** | Plot area | **403** | Condition | **Pre-Owned** |
| Furnishing | **Unfurnished** | | | 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 | **Excluded** | Title transfer fee<br>Price per SQM | **~€3 600.00**<br>**€2 500.00/m²** | Common expenses | **None** |
|---|---|---|---|---|---|

## Representative: Kadis Estates

| Registration number | **506** | Email | **info@kadis.com.cy** |
|---|---|---|---|
| License number | **62/E** | Legal name | **N/A** |

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