

## 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 70m<sup>2</sup> built in a spacious 403m<sup>2</sup> 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. X

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	
Covered Area	<b>70</b>	Plot area	<b>403</b>	Reference Number	<b>4184</b>
Furnishing	<b>Unfurnished</b>			Property type	<b>House</b>
				Condition	<b>Pre-Owned</b>
				Bathrooms	<b>1</b>
				View	<b>City view</b>

Amenities	Location	
• Garden	<b>Location:</b> Latsia Coordinates: <b>35.105443077799 / 33.388918535644</b>	Region: <b>Nicosia</b>

## 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 Price per SQM	<b>~€3 600.00</b> <b>€2 500.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kadis Estates

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License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## 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





