

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

This modern house is situated in Nicosia, Latsia. 4 bedrooms, 3 ensuite bathroom, extra 1 maid bedroom with a bathroom. Indoor heated pool 7m x 15m, jacuzzi (by the pool) & Sauna, 2 living rooms (open plan together with the dining room and the main kitchen), one office room. 7 toilets in total (4 showers & 2 bathtubs), fireplace, fully air- conditioned (12 units), underfloor heating throughout the house, alarm system, 2 covered parking lots, covered terrace with barbecue, and lovely green garden around the house.



### Property Info

Covered Area **750**  
Energy Efficiency **N/A**

### Plot / Area Info

Plot area **1243**  
Pool **Private, Yes**  
Parking **Yes**

### Additional info

Reference Number **328985**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **2001-2010**  
Bathrooms **5+**

### Amenities

#### Location

**Location:** Latsia Region: **Nicosia**  
**Coordinates:** **35.1150064 / 33.392771**

## Price: €1 300 000 + VAT

VAT for this property is **€210,600** or **€247,000**. 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>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 733.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35725267979</b>			

## Price change history

€1 300 000 on May 3, 2024





