

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

Two houses under construction at an exceptional area near Nicosia General Hospital at a quiet neighborhood in Latsia.

House C and House D as seen on the plans are consist of an open plan living room, dining area and an open plan fully fitted kitchen. House C has the option for a pool. On the first floor there are 3 comfortable bedrooms with the master bedroom en-suite. One covered parking space is available.

Provision for air conditioning and Central Heating.

Energy Performance Certificate A

Plot 220sq.m. and internal area 180sq.m.

#### Property Info

Covered Area **180**  
Air Conditioning **Yes**

#### Plot / Area Info

Plot area **220**  
Pool **Private, Yes**

#### Additional info

Reference Number **27340**  
Property type **House**  
Condition **Under Construction**  
Construction Year **2021**  
Bathrooms **2**

#### Amenities

- Air Conditioning

#### Location

**Location:** Latsia Region: **Nicosia**

**Price: €370 000 + VAT**

VAT for this property is **€27,133** or **€70,300**. 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>€2 056.00/m<sup>2</sup></b>		

**Representative: 1st Class Homes**

Registration number

**690**

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€370 000 on May 23, 2024

