

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

A contemporary designed house with beautiful garden. The house accomodates two garage and spacious terraces.

On the ground floor it has a large open plan living room, dining room, family sitting with a modern kitchen all with a view to the garden, and a guest WC.

On the first floor there is a master bedroom with en-suite bathroom and three bedrooms that share one bathroom.

### Key Features

Class A' energy certificate

Underfloor heating

Sound and thermal insulation

Solar water heater

Pressurized water system

Ceramic tiles or parquet

Entrance Camera

Technogranite kitchen counters

Provision for alarm system

Provisio...

### Property Info

Covered Area **168**  
Heating **Yes**

### Plot / Area Info

Plot area **280**

### Additional info

Reference Number **48907**  
Property type **House**  
Condition **Under Construction**  
Construction Year **2025**  
Bathrooms **2**

### Amenities

- Storage room

### Location

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

## Price: €460 000 + VAT

VAT for this property is **€29,900** or **€87,400**. 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>€2 738.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€460 000 on May 24, 2024





