

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

A contemporary designed house with a beautiful garden with optional pool, double garage and terraces. On the ground floor there is a spacious living room, dining room with a modern kitchen and a family sitting area, all with a view to the garden, and a guest WC. On the first floor there are four bedrooms: the master bedroom with en-suite bathroom and walk in wardrobe, and three other bedrooms that share a common 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
- Pro...

### Property Info

Covered Area	<b>254</b>
Heating	<b>Yes</b>

### Plot / Area Info

Plot area	<b>630</b>
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### Additional info

Reference Number	<b>48914</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2024</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

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

## Price: €665 000 + VAT

VAT for this property is **€71,370** or **€126,350**. 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>€2 618.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number

**690**

Email

**info@1stclass-homes.com**

License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**

Phone: **+35725310243, +35770000889**

## Price change history

€665 000 on May 24, 2024

