

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

This luxurious villa in the serene area offers a unique design crafted from high-quality materials, ensuring energy efficiency and utmost pleasure for residents. With three bedrooms, it features its own private pool and outdoor barbecue & kitchen area. The villa boasts open-plan spaces, two living rooms, a laundry room, and a detached personnel living apartment. Floor-to-ceiling glass doors provide unobstructed views of the garden and pool, extending the living space to the covered terrace. The villa embraces modern design, offers a private swimming pool, open-plan living and dining spaces, and boasts an energy performance category A rating.

Property Info		Plot / Area Info		Additional info	
Covered Area	312	Parking	Covered, Yes	Reference Number	96095
				Property type	House
				Bathrooms	3
Amenities		Location			
• Parking		Location: Latsia Region: Nicosia			

## Price: €870 000 + VAT

VAT for this property is **€106,742** or **€165,300**. 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>~€31 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 788.00/m<sup>2</sup></b>		

## Representative: La Maison Estates

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## Price change history

€870 000 on Jun 13, 2024







