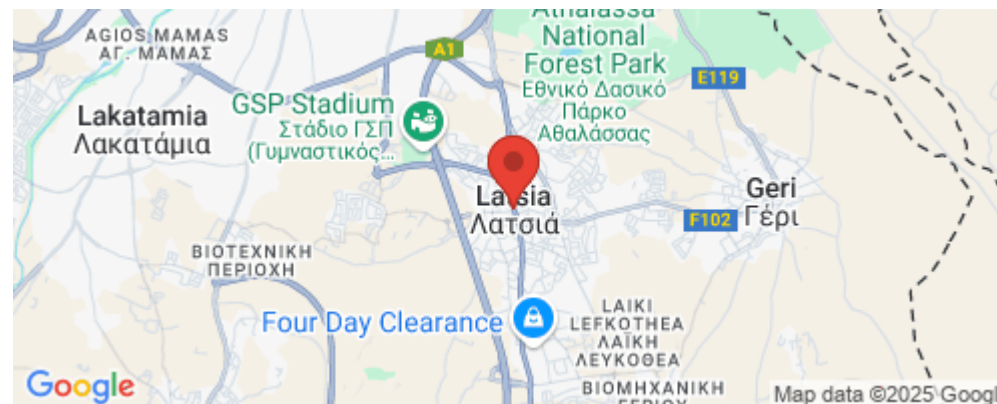


## 4 Bedroom House for Sale in Latsia, Nicosia District

- 3+1 Bedroom
- 4 W/C
- Internal Area 235m<sup>2</sup>
- Plot Area 545m<sup>2</sup>
- Maid's room
- Laundry Room
- En Suite Bathroom
- Guest WC
- Swimming Pool
- Covered Parking



### Property Info

Covered Area	<b>235</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>545</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>7534</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

- Guest WC

### Location

**Location:** Latsia  
**Coordinates:** **35.1063639 / 33.3782668**

**Region:** **Nicosia**

## Price: €470 000 + VAT

VAT for this property is **€47,300** or **€89,300**. 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>~€15 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 000.00/m²</b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

## Price change history

€525 000 on Aug 30, 2024

€495 000 on Nov 12, 2024

€470 000 on Jun 17, 2025

