

## 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	Plot / Area Info	Additional info
Covered Area	<b>235</b>	Reference Number
Heating	<b>Underfloor Heating, Yes</b>	Property type
Air Conditioning	<b>All rooms, Yes</b>	Condition
	Plot area <b>545</b>	Bathrooms
	Pool <b>Yes</b>	<b>4</b>

Amenities	Location	
• Guest WC	<b>Location:</b> Latsia Region: <b>Nicosia</b> Coordinates: <b>35.1063639 / 33.3782668</b>	

## Price: €450 000 + VAT

VAT for this property is **€45,287** or **€85,500**. 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 Price per SQM	<b>~€14 600.00</b> <b>€1 915.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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: <b>+35722344842</b>			

## Price change history

€525 000 on Aug 30, 2024  
€495 000 on Nov 12, 2024  
€470 000 on Jun 17, 2025  
€450 000 on Dec 18, 2025

