

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

“House B” located in Latsia, Nicosia, stands out as a prestigious 3-bedroom residence for sale. This unit, designed with modern living in mind, includes features such as covered parking, provisions for central heating and air conditioning, and a pressure water system. It also boasts thermal windows and bricks for optimal energy efficiency, a storage room for added convenience, and an ensuite bathroom for added luxury. The house is environmentally conscious, equipped with a photovoltaic system, and holds an Energy Performance Certificate Class A, ensuring a sustainable and comfortable living experience.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>142</b>	Plot area	<b>166</b>	Reference Number	<b>6087</b>
Covered Veranda	<b>14</b>	Pool	<b>No</b>	Property type	<b>House</b>
Uncovered Veranda	<b>11</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>			Construction Year	<b>2022</b>
				Bathrooms	<b>2</b>

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

## Price: €250 000 + VAT

VAT for this property is **€12,500** or **€47,500**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 761.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€250 000 on Sep 10, 2024

