

## 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

Covered Area	<b>142</b>
Covered Veranda	<b>14</b>
Uncovered Veranda	<b>11</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>166</b>
Pool	<b>No</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>6087</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2022</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

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

## 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/m²</b>		

## Representative: MySpace

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## Price change history

€250 000 on Sep 10, 2024

