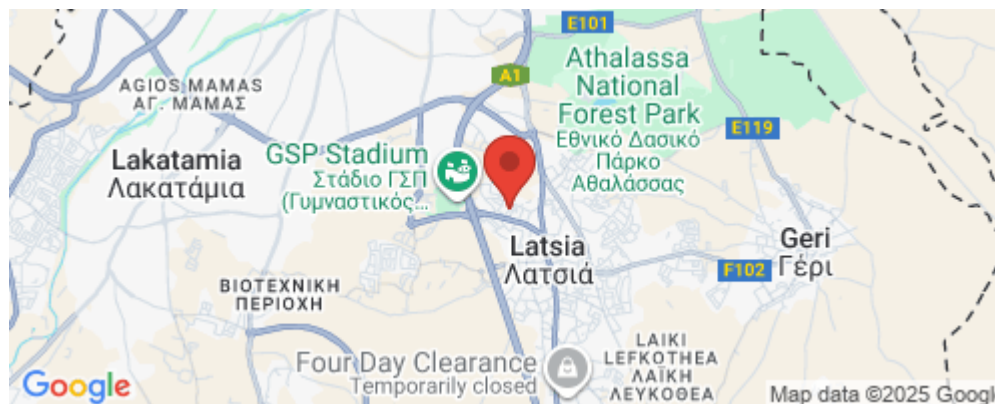


## 4 Bedroom House for Sale in Latsia, Nicosia District

A classic style, four-bedroom, detached villa built inside a full plot. The villa is particularly spacious featuring two kitchens, a laundry room, a double garage, four bedrooms, three toilets, and a very large backyard.



The villa's building license allows for the construction of a private swimming pool, but this remains optional until the buyer decides on this topic. The construction of the swimming pool costs extra, and it is calculated according to the size and type of pool.

This project is inspired by American suburban housing and the architectural style is eclectic, bringing together the open plan layout inside and the terracotta tiled roof outside. It is a beautiful...

### Property Info

|                   |           |
|-------------------|-----------|
| Covered Area      | <b>40</b> |
| Covered Veranda   | <b>12</b> |
| Uncovered Veranda | <b>40</b> |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>250</b>            |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>7455</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

- Parking

### Location

**Location:** Latsia      Region: **Nicosia**  
**Coordinates:** **35.1135109 / 33.3716878**

## Price: €600 000 + VAT

VAT for this property is **€30,000** or **€114,000**. 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>€15 000.00/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> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€600 000 on Sep 10, 2024











