

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

5-Bedroom Luxury Residence Designed by Aristodemou Architects ✕

### General Description

This exceptional 5-bedroom luxury residence, designed to the highest standards of excellence by Aristodemou Architects, represents the pinnacle of modern Mediterranean living. Set on two spacious plots totaling 1,060 m<sup>2</sup>, and bordering a beautiful green area, the villa combines architectural elegance, functional design, and state-of-the-art comfort.

The residence offers a total covered internal area of 267 m<sup>2</sup>, complemented by a 72 m<sup>2</sup> underground basement, a private 8x4 m swimming pool, and extensive outdoor living and entertaining spaces, including BBQ and sunbathing areas.

Design ...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>306</b>	Plot area	<b>1060</b>	Reference Number	<b>232958</b>
Covered Veranda	<b>40</b>			Property type	<b>House</b>
				Condition	<b>Under Construction</b>
				Construction Year	<b>2026</b>
				Bathrooms	<b>5+</b>

### Amenities

### Location

- Elevator

**Location:** Latsia

Region: **Nicosia**

Coordinates: **35.111983894275 / 33.370511706746**

## Price: €1 850 000 + VAT

VAT for this property is **€224,539** or **€351,500**. 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>€6 046.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€1 850 000 on Sep 21, 2024



