

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

- 3 Bedrooms
- 3 W/C
- Internal Area 156m<sup>2</sup>
- Plot Area 261m<sup>2</sup>
- En Suite Bathroom
- Guest WC
- Covered Parking
- Energy class 'A'
- Photovoltaic Panels



### Property Info

Covered Area **156**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **261**  
 Parking **Covered, Yes**

### Additional info

Reference Number **7972**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Guest WC

### Location

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

## Price: €335 000 + VAT

VAT for this property is **€18,554** or **€63,650**. 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>€2 147.00/m<sup>2</sup></b>		

## 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

€312 000 on Oct 1, 2024  
 €325 000 on Sep 27, 2025  
 €335 000 on Jan 22, 2026





