

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

Under construction elegant four bedroom house in a prime area in Laiki Sporting Club, Latsia



This exquisite house will be built on a 299m<sup>2</sup> plot and will have an internal area of 180m<sup>2</sup> with 20m<sup>2</sup> covered veranda and 118m<sup>2</sup> garden. The house will have four bedrooms (master bedroom with en-suite bathroom and walk-in closet), guest WC and it also offer provisions for A/C split units and for central heating. Moreover, it will come with photovoltaics 3kw installed, as well as two covered parking and storage room.

Located in a prime area in Laiki Sporting Club, it has easy access to the highway and the city.

Price: 358,000 + VAT

Reference: 54314

### Property Info

Covered Area	<b>175</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>295</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>54314</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

### Location



- Storage room

**Location:** Latsia

Region: **Nicosia**

Coordinates: **35.090709989637 / 33.389826527241**

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## Price: €358 000 + VAT

VAT for this property is **€25,060** or **€68,020**. 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>€2 046.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

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## Price change history

€405 000 on Nov 28, 2024

€358 000 on Feb 25, 2025



