

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

A new complex in Latsia with easy access to the motorway and the city center, close to pharmacies, supermarkets and the rest of the infrastructure.

#### Key Features

- Covered parking
- Storage room
- High-quality materials
- Thermal windows
- Solar panels for water heating
- Pressure water system
- Energy Performance Certificate Class A

#### AVAILABILITY

House

- Internal area 158,60 sq.m.
- Covered veranda 16,70 sq.m.
- Garden 78 sq.m.

There are more houses available in this project.

Status: Off plan

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>175</b>	Plot area	<b>263</b>	Reference Number	<b>55229</b>
				Property type	<b>House</b>
				Condition	<b>Under Construction</b>
				Construction Year	<b>2026</b>
				Bathrooms	<b>2</b>

#### Amenities

Apr 5, 2025

#### Location

1/6

<https://index.cy/sale/5178822>

**Location:** Latsia Region: **Nicosia**

## Price: €345 000 + VAT

VAT for this property is **€24,150** or **€65,550**. 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>€1 971.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number

**690**

Email

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License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**

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## Price change history

€345 000 on Nov 30, 2024





