

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

For sale 5 Bedroom's 2 en suite bedrooms House with big swimming pool with under floor heating diesel 250m<sup>2</sup> build 2012 and A/C to All the house with maids room 2 covered parkings and big yard at Latsia area behind carlsberg Beer factory

EPCS B+

| <b>Property Info</b> |                       | <b>Plot / Area Info</b> |            | <b>Additional info</b> |                  |
|----------------------|-----------------------|-------------------------|------------|------------------------|------------------|
| Covered Area         | <b>260</b>            | Plot area               | <b>545</b> | Reference Number       | <b>233701</b>    |
| Air Conditioning     | <b>All rooms, Yes</b> | Pool                    | <b>Yes</b> | Property type          | <b>House</b>     |
|                      |                       |                         |            | Condition              | <b>Pre-Owned</b> |
|                      |                       |                         |            | Construction Year      | <b>2012</b>      |
|                      |                       |                         |            | Bathrooms              | <b>4</b>         |

| <b>Amenities</b> | <b>Location</b>                                       |                        |
|------------------|---|------------------------|
|                  | <b>Location:</b> Latsia                               | Region: <b>Nicosia</b> |
|                  | Coordinates: <b>35.088422009824 / 33.367996121025</b> |                        |

## Price: €450 000 + VAT

VAT for this property is **€49,154** or **€85,500**. 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<br>Price per SQM | <b>~€14 600.00</b><br><b>€1 731.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€520 000 on Dec 5, 2024

€450 000 on Jan 23, 2026



