

## 3 Bedroom House for Sale in Nicosia District

Luxurious three bedroom house for sale in Latsia, Nicosia - Cyprus. The project is located in a quite neighborhood in Latsia near amenities and services. It is being built on a 250m<sup>2</sup> plot with an internal area of 166.3m<sup>2</sup> plus covered veranda. The house will have provisions for a/c and underfloor heating, photovoltaics installed, covered parking and storage room.



Price: €335.000 + VAT  
Reference ID: 46189

### Property Info

Covered Area **166**  
Furnishing **Unfurnished**  
Energy Efficiency **A**  
Heating **Underfloor Heating, Yes**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **250**  
Parking **Covered, Yes**

### Additional info

Reference Number **46189**  
Property type **House**  
Condition **Under Construction**  
Bathrooms **2**

### Amenities

- Storage room

### Location

Region: **Nicosia**  
Coordinates: **35.111421513807 / 33.392572336864**

## Price: €335 000 + VAT

VAT for this property is **€21,270** 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>€2 018.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
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## Price change history

€328 000 on Sep 21, 2023

€335 000 on Mar 27, 2024

