

## 4 Bedroom House for Sale in Nicosia District

Under construction modern four bedroom plus office house in a great area in Latsia, Nicosia.



This beautiful house will be built on a 261m<sup>2</sup> plot and it will have 174.8m<sup>2</sup> internal areas. It will comprise of 3 bedrooms on the first floor, 1 room at the ground floor, 3 bathrooms (ensuite master bedroom), ready - made kitchen, alarm system, security cameras, door intercom system, verandas, boiler space, and 2 parking spaces.

Spaciously designed both inside and out, this house offers an extremely comfortable living space. Located in Latsia, which is a highly desirable area, conveniently situated on the boundaries of Nicosia capital city. Latsia is only 5 minutes away from the hi...

### Property Info

Covered Area **175**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

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

### Additional info

Reference Number **46384**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **2**

### Amenities

- Storage room

### Location

Region: **Nicosia**  
 Coordinates: **35.085117150458 / 33.383403450404**

## Price: €359 000 + VAT

VAT for this property is **€25,130** or **€68,210**. 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>€2 051.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

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## Price change history

€359 000 on Sep 21, 2023



