

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

- 3 Bedrooms
- 3 WC
- Internal Area 153m<sup>2</sup>
- Plot Area 261m<sup>2</sup>
- En Suite Bathroom
- Guest WC
- Covered Parking
- Energy Efficiency "A"



### Property Info

Covered Area **153**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

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

### Additional info

Reference Number **11801**  
Property type **House**  
Condition **Brand New**  
Bathrooms **3**

### Amenities

- Guest WC

### Location

**Location:** Latsia Region: **Nicosia**  
Coordinates: **35.10506 / 33.378853**

**Price: €333 000 + VAT**

VAT for this property is **€17,564** or **€63,270**. 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>€2 176.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

**Price change history**

€320 000 on May 9, 2025  
€333 000 on Sep 27, 2025





