

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

- 5 Bedrooms
- 3 WC
- Internal Area 180m
- Covered Veranda 19m
- Plot area 280m2
- Covered Parking
- Fully equipped security system with alarm and cameras
- Hik Vision Door Video Intercom System
- Photovoltaic system (for energy efficiency), with Solaredge inverter
- External folding blinds in exterior sitting area
- Ethernet cables installed in all rooms, supporting 1Mbps
- Air-conditioning in all areas of the house
- Covered garage for 1 car + uncovered parking for an additional vehicle
- Extra electricity plugs in all interior and exterior areas
- Sliding exterior electrical ...



### Property Info

Covered Area **180**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **280**  
 Parking **Covered, Yes**

### Additional info

Reference Number **12484**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

### Amenities

- BBQ zone

### Location

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

## Price: €450 000 + VAT

VAT for this property is **€33,000** 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	<b>~€14 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 500.00/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

€450 000 on Jun 18, 2025

