

4 Bedroom House for Sale in Latsia, Nicosia District

- Total Covered Area 446m²
- Plot Area 781m²



Additional Development Potential:

- Remaining Coverage: 172 m²
- Remaining Building Density: 370 m²
- Expansion Possibility: Up to an additional 370 m² of buildable area!

- 3+1 Big Bedrooms
- 4 W/C
- 2 Shower
- 1 Bathroom
- Internal Area 331m²
- Covered Verandas 38m²
- Uncovered Verandas 118m²
- Basement room 77m²
- Garage 62m²
- Parking spaces 4
- Photovoltaic Panels 4.8KW
- Gas Heater Provisions
- Pool Provision
- Fireplace
- close to amenities
- Prime location: ideal for Business
- E...

Property Info

Plot / Area Info

Additional info

| | | | | | |
|------------------|-----------------------------|-----------|---------------------|------------------|------------------|
| Covered Area | 446 | Plot area | 781 | Reference Number | 12433 |
| Heating | Central Heating, Yes | Pool | Yes | Property type | House |
| Air Conditioning | All rooms, Yes | Parking | Covered, Yes | Condition | Pre-Owned |

Amenities

| Amenities | Location | |
|------------------|-------------------------|------------------------|
| • Guest WC | Location: Latsia | Region: Nicosia |

Coordinates: **35.10506 / 33.378853**

Price: €875 000 + VAT

VAT for this property is **€125,050** or **€166,250**. 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.

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|-----|-----------------|-------------------------------------|------------------------------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee Price per SQM | ~€31 600.00 €1 962.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|------------------------------------------------------|-----------------|-------------|

Representative: Kadis Estates

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

Price change history

€875 000 on Jun 24, 2025



