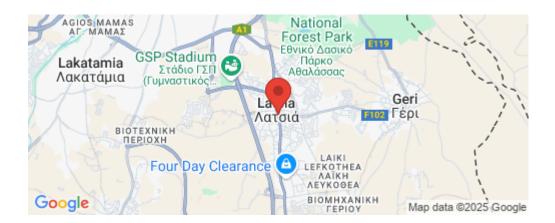


4 Bedroom House for Sale in Latsia, Nicosia District

- •Total Covered Area 446m2
- •Plot 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 big bedrooms + 1 independent (with kitchen w/c and shower)
- •W/C 4
- •Shower 2
- •Bathroom 1
- •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





- close to amenities
- Prime location...

Property Info		Plot / Area Ir	nfo	Additional info	
				Reference Number	12433
Covered Area	446	Plot area	781	Property type	House
Heating	Central Heating, Yes	Pool	Yes	Condition	Pre-Owned
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Bathrooms	4
				View	City view

Amenities

• Guest WC

Location

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.

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

Representative: Kadis Estates

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



