

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**
 Heating **Central Heating, Yes**
 Air Conditioning **All rooms, Yes**

Plot area **781**
 Pool **Yes**
 Parking **Covered, Yes**

Reference Number **12433**
 Property type **House**
 Condition **Pre-Owned**
 Bathrooms **4**
 View **City view**

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.

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

Representative: Kadis Estates

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Price change history

€875 000 on Jun 24, 2025



