

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

- •Total Covered Area 446m2
- •Plot Area781m2

## Additional Development Potential:

- •Remaining Coverage: 172 m<sup>2</sup>
- •Remaining Building Density: 370 m<sup>2</sup>
- •Expansion Possibility: Up to an additional 370 m<sup>2</sup> 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





- close to amenities
- Prime location: ideal for Business

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Property Info		Plot / Area Info		Additional info	
				Reference Number	12433
Covered Area	446	Plot area	781	Property type	House
Heating	Central Heating, Yes	Pool	Yes	Condition	<b>Pre-Owned</b>
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	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	Title transfer fee ~€31 600.00		Mana
		Price per SOM	€1 962.00/m²	Common expenses	None

## **Representative: Kadis Estates**

Registration number	506	Email	info@kadis.com.cy
License number	62/E	Legal name	N/A

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## **Price change history**

€875 000 on Jun 24, 2025

















