

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

- Total Covered Area 446m<sup>2</sup>
- Plot 781m<sup>2</sup>



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 big bedrooms + 1 independent (with kitchen w/c and shower)
- W/C 4
- Shower 2
- Bathroom 1
- Internal Area 331m<sup>2</sup>
- Covered Verandas 38m<sup>2</sup>
- Uncovered Verandas 118m<sup>2</sup>
- Basement room 77m<sup>2</sup>
- Garage 62m<sup>2</sup>
- Parking spaces 4
- Photovoltaic Panels 4.8KW
- Gas Heater Provisions
- Pool Provision
- Fireplace
- close to amenities
- Prime location...

### Property Info

### Plot / Area Info

### Additional info

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	<b>Excluded</b>	Title transfer fee	<b>~€31 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 962.00/m²</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>
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## Price change history

€875 000 on Jul 1, 2025





