

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
- Fireplace
- close to amenities
- Prime location...

Property Info

Plot / Area Info

Additional info

Covered Area
Heating
Air Conditioning

446
Central Heating, Yes
All rooms, Yes

Plot area
Pool
Parking

781
Yes
Covered, Yes

Reference Number
Property type
Condition
Bathrooms
View

12604
House
Pre-Owned
4
City view

Amenities

- Guest WC

Location

Location: Latsia

Region: **Nicosia**

Coordinates: **35.10486235195 / 33.369486441434**

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

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

Price change history

€875 000 on Jul 1, 2025



