

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

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

Reference Number **12604**  
 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	<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**

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**Price change history**

€875 000 on Jul 1, 2025







