

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	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

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 Price per SQM	~€31 600.00 €1 962.00/m²	Common expenses	None
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Representative: Kadis Estates

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Price change history

€875 000 on Jul 1, 2025



