

## 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/m<sup>2</sup></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>               |
| Phone: +35722344842 |             |            |                          |

**Price change history**

€875 000 on Jul 1, 2025



