

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

- 3 bedrooms
- 3 W/C
- Internal Area 161.4m<sup>2</sup>
- Covered Verandas 14.25m<sup>2</sup>
- Uncovered Verandas 19.35m<sup>2</sup>
- Garden 37.6m<sup>2</sup>
- Plot Area 240m<sup>2</sup>
- Covered Parking
- Storage
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area **161**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **240**  
 Parking **Covered, Yes**

### Additional info

Reference Number **12669**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Guest WC

### Location

**Location:** Latsia Region: **Nicosia**  
 Coordinates: **35.099697672298 / 33.381160462125**

## Price: €330 000 + VAT

VAT for this property is **€19,657** or **€62,700**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 050.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€325 000 on Jul 1, 2025  
 €330 000 on Sep 12, 2025



