

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

- 3 bedrooms
- 3 W/C
- Internal Area 160.8m<sup>2</sup>
- Covered Verandas 15.6m<sup>2</sup>
- Uncovered Verandas 8.65m<sup>2</sup>
- Garden 84.35m<sup>2</sup>
- Plot Area 270m<sup>2</sup>
- Covered Parking
- Storage
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

Covered Area	<b>161</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>270</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>12670</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### 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>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€335 000 on Jul 1, 2025  
 €330 000 on Jul 9, 2025



