

446m² Building for Sale in Latsia, Nicosia District

Private residential villa, ideal for business or embassy establishment, offering privacy, security, leisure.



- 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

Oct 2, 2025

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<https://index.cy/sale/8060462>

Property Info

Covered Area **446**
 Heating **Central Heating, Yes**
 Air Conditioning **All rooms, Yes**

Plot / Area Info

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

Additional info

Reference Number **13392**
 Property type **Building**
 Condition **Pre-Owned**
 Bathrooms **4**
 View **City view**

Amenities

- Guest WC

Location

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	~€31 600.00	Common expenses	None
		Price per SQM	€1 962.00/m²		

Representative: Kadis Estates

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Price change history

€875 000 on Aug 14, 2025





