

446m² Building for Sale in Latsia, Nicosia District

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



- •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



Property Info

Plot / Area Info

Additional info

Reference Number 13392

Property type **Building**Condition **Pre-Owned**

Bathrooms 4

View City view

Covered Area Heating

Air Conditioning

Central Heating, Yes
All rooms, Yes

446

Pool Parking

Plot area

Covered, Yes

781

Yes

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		Nama
		Price ner SOM	€1 962.00/m²	Common expenses	None

Representative: Kadis Estates

Registration number	506	Email	info@kadis.com.cy
License number	62/E	Legal name	N/A

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Price change history

€875 000 on Aug 14, 2025



















