

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

The house is of 5 bedrooms, two of which are en-suite, an open-plan kitchen and living room area, large yard, parking for two cars and a  boiler/storage room. Whereas the three main bedrooms, including the en-suite master bedroom, are situated on the top floor, the fourth - visitor's - bedroom is allocated on the ground floor, however it is completely separate and independent from the rest of the common use areas. The property is situated in Latsia municipality, close to General Hospital, The Mall of Cyprus and many amenities, with easy access to Larnaca motorway. The Project has EPC certificate with "A" Energy Efficiency Rating.

Property Info	Plot / Area Info	Additional info
Covered Area	<b>326</b>	Reference Number
Covered Veranda	<b>60</b>	Property type
Floor Number	<b>1</b>	Condition
Total Number of Floors	<b>1</b>	Bathrooms

Amenities	Location
	<b>Location:</b> Latsia
	Region: <b>Nicosia</b> Coordinates: <b>35.112 / 33.37064</b>

## Price: €1 850 000 + VAT

VAT for this property is **€232,328** or **€351,500**. 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 Price per SQM	<b>~€70 600.00</b> <b>€5 675.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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## Price change history

€1 850 000 on Aug 26, 2025



