

3 Bedroom House for Sale in Latsia, Nicosia District

Located on the border between Geri and Latsia, this residential project is set in a quiet, newly developed area adjacent to a green zone. The location offers both privacy and practicality, with direct access to the center of Nicosia and a five-minute drive to the highway. Each house is spread over two floors and features three bedrooms, including a master bedroom with an en-suite bathroom. The layout also includes a guest WC on the ground floor, two covered verandas, and double covered parking. The homes are delivered with a 2-year developer warranty. Buyers can personalize their kitchens, which are constructed using pelican wood, and benefit from included security features such as an ala...



Property Info

Covered Area	149
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area **306**

Additional info

Reference Number	B297-2
Property type	House
Condition	Pre-Owned
Bathrooms	3

Amenities

Location

Location: Latsia Region: **Nicosia**
Coordinates: **35.10373 / 33.39352**

Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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	Excluded	Title transfer fee	~€10 600.00	Common expenses	None
		Price per SQM	€2 349.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€350 000 on Aug 26, 2025

