

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

This beautiful two-story villa in the sought-after Latsia area combines comfort, style, and high-quality finishes.



### Highlights:

- Spacious layout with 4 bedrooms and open living areas
- Comfortable living with underfloor heating and provisions for air conditioning
- Luxury finishes including granite kitchen countertops and a marble/granite staircase
- Modern extras: video intercom system and provision for an electric vehicle charger
- Ideal family home in a desirable location

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>179</b>				
Covered Veranda	<b>4</b>	Plot area	<b>264</b>	Reference Number	<b>9314</b>
Total Number of Floors	<b>2</b>	Parking	<b>Uncovered, Yes</b>	Property type	<b>House</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>2</b>
Heating	<b>Underfloor Heating, Yes</b>				
Amenities		Location			
• Parking		<b>Location:</b> Latsia		Region: <b>Nicosia</b>	
		Coordinates: <b>35.111351862853 / 33.393652425</b>			

## Price: €360 000 + VAT

VAT for this property is **€26,165** or **€68,400**. 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>~€11 000.00</b> <b>€2 011.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

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## Price change history

€360 000 on Oct 8, 2025



