

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	179				
Covered Veranda	4	Plot area Parking	264 Uncovered, Yes	Reference Number	9314
Total Number of Floors	2			Property type	House
Energy Efficiency	A	raikiliy	oncovered, res	Bathrooms	2
Heating	Underfloor Heating, Yes				

Amenities Location



Location: Latsia Region: **Nicosia**

Coordinates: **35.111351862853** / **33.393652425**



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 Exclu	Evelvaled	Title transfer fee	~ €11 000.00	Common avnances	None
	Excluded	Price per SOM	€2 011.00/m ²	Common expenses	

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333**

Price change history

€360 000 on Oct 8, 2025











