

6+ Bedroom House for Sale in Latsia, Nicosia District

This unique 3-level residence, situated in the quiet neighborhood of Latsia in Nicosia, offers a luxurious living experience. The property is accessed via an almost private circular road that leads to an oversized cul-de-sac, ensuring privacy and safety for residents. Ideally located, the house is a short drive from Nicosia center and near the highway, providing quick access to all cities while avoiding city traffic. Schools, supermarkets and other facilities are conveniently close by. Each level of the house features at least one bedroom and two bathrooms, along with spacious living areas, making this home extremely accommodating and versatile for different family and guest n...

Property Info

Covered Area	638
Covered Veranda	44
Uncovered Veranda	140
Furnishing	Unfurnished
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	592
Pool	Yes

Additional info

Reference Number	9265
Property type	House
Condition	Pre-Owned
Construction Year	2023
Bathrooms	5+
View	Mountains view

Amenities

- Fireplace

Location

Location: Latsia Region: **Nicosia**
Coordinates: **35.117393 / 33.367327**

Price: €2 950 000 + VAT

VAT for this property is **€463,400** or **€560,500**. 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	~€114 600.00	Common expenses	None
		Price per SQM	€4 624.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€2 950 000 on Oct 8, 2025













