

## 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. X

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

		Plot / Area Info	Additional info	
Covered Area	<b>638</b>		Reference Number	<b>9265</b>
Covered Veranda	<b>44</b>		Property type	<b>House</b>
Uncovered Veranda	<b>140</b>	Plot area <b>592</b>	Condition	<b>Pre-Owned</b>
Furnishing	<b>Unfurnished</b>	Pool <b>Yes</b>	Construction Year	<b>2023</b>
Heating	<b>Central Heating, Yes</b>		Bathrooms	<b>5+</b>
Air Conditioning	<b>All rooms, Yes</b>		View	<b>Mountains view</b>

### Amenities

	Location	
• Fireplace	<b>Location:</b> Latsia	Region: <b>Nicosia</b>

**Location:** Latsia  
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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€114 600.00</b> <b>€4 624.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

Phone: **+35726080180, +35797612926**

## Price change history

€2 950 000 on Oct 8, 2025













