

4 Bedroom House for Sale in Latsia, Nicosia District

Reference ID: #SA28928
Price details: €488,250 +VAT
The property is a two-storey incomplete house located at Latsia, Nicosia district. The asset has a corner position and to a green area. The ground floor comprises of a kitchen, living room, dining room, en suite bedroom and guest wc while the first floor comprises of 3 bedrooms, shower and toilet. Externally there is a yard and swimming pool. The property lies within Planning Zone Kα5 with a maximum building ratio of 100%, coverage ratio of 50%, on 3 floors and maximum height of 13,50m. It is covered by all necessary utilities.

| Property Info | | Plot / Area Info | | Additional info | |
|------------------------|--------------------|------------------|---------------------|------------------|------------------|
| Covered Area | 364 | | | | |
| Covered Veranda | N/A | | | | |
| Uncovered Veranda | N/A | Plot area | 725 | Reference Number | SA28928 |
| Total Number of Floors | 2 | Pool | Yes | Property type | House |
| Furnishing | Unfurnished | Parking | Covered, Yes | Condition | Brand New |
| Energy Efficiency | N/A | | | Bathrooms | 2 |
| Air Conditioning | No | | | | |

Amenities

- Pool

Location

Location: Latsia Region: **Nicosia**

Price: €488 250 + VAT

VAT for this property is **€64,599** or **€92,768**. 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 Price per SQM | None €1 341.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

Representative: Smart Assets

| | | | |
|----------------------------|--------------|------------|--------------------------------|
| Registration number | 1109 | Email | info@smartassets.com.cy |
| License number | 317/E | Legal name | N/A |
| Phone: +35777000111 | | | |

Price change history

€517 650 on Oct 19, 2023

€488 250 on Jan 31, 2025

